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SUPPLEMENT
HOUSING ELEMENT
OF THE GENERAL PLAN

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CITY OF
CALIFORNIA CITY

(SUPPLEMENT)
HOUSING ELEMENT
OF THE
GENERAL PLAN

CITY OF CALIFORNIA CITY

Prepared by:

NORTHCUTT & ASSOCIATES
Lake Isabella, California

January 1987



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CHAPTER 1
INTRODUCTION

INTRODUCTION

As required by Government Code 65588 (a)(b) each local government must periodically review and evaluate its Housing Element of the General Plan. The evaluation and revision should occur as frequently as appropriate, but not less than every five years.

Local governments should review and evaluate the Housing Element for the following:

- The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the Housing Element programs in attaining the locality's goals and objectives; and
- The progress being made toward implementing the Housing Element.

This document is the first revision to the Housing Element since its adoption in 1984. The original Housing Element was prepared following the guidelines outlined as a result of the passage of AB 2853. This document, then, should be considered an amendment, or supplement, to the current Housing Element as provided for in Government Code Section 65585 (b).

This document was designed and prepared as a summary document, and is intended for use in conjunction with the previous Housing Element. By utilizing a summary format, conditions which have not changed can be referenced, and program contents which are still valid can remain intact.

This Housing Element Supplement is organized in the following manner:

Chapter 1 - INTRODUCTION

Chapter 2 - SUMMARY This chapter briefly summarizes the changes which have been identified in this Housing Element amendment, and highlights the issues/data/constraints which have the most significant impact on Housing Element implementation.

- Chapter 3 - HOUSING NEED UPDATE New Census data is incorporated into this chapter, updating the need figures contained in the existing Housing Element.
- Chapter 4 - HOUSING PROGRAM UPDATE This chapter describes the progress made to date on program utilization, and indicates whether or not the program is recommended for continued inclusion in the City's housing strategy.
- Chapter 5 - HOUSING DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES An analysis is presented of factors which could constrain or impede the development of housing for all economic sectors of the City. Unless specifically identified, constraints/opportunities which are contained in the current Housing Element remain valid.
- Chapter 6 - EVALUATION PROCEDURE AND CITIZEN PARTICIPATION This chapter is included to outline the process and procedures which are necessary for review and adoption of this Supplement.
- Appendix The appendix contains the relevant text of the adopted Regional Housing Allocation Plan, in which is located future housing demand.

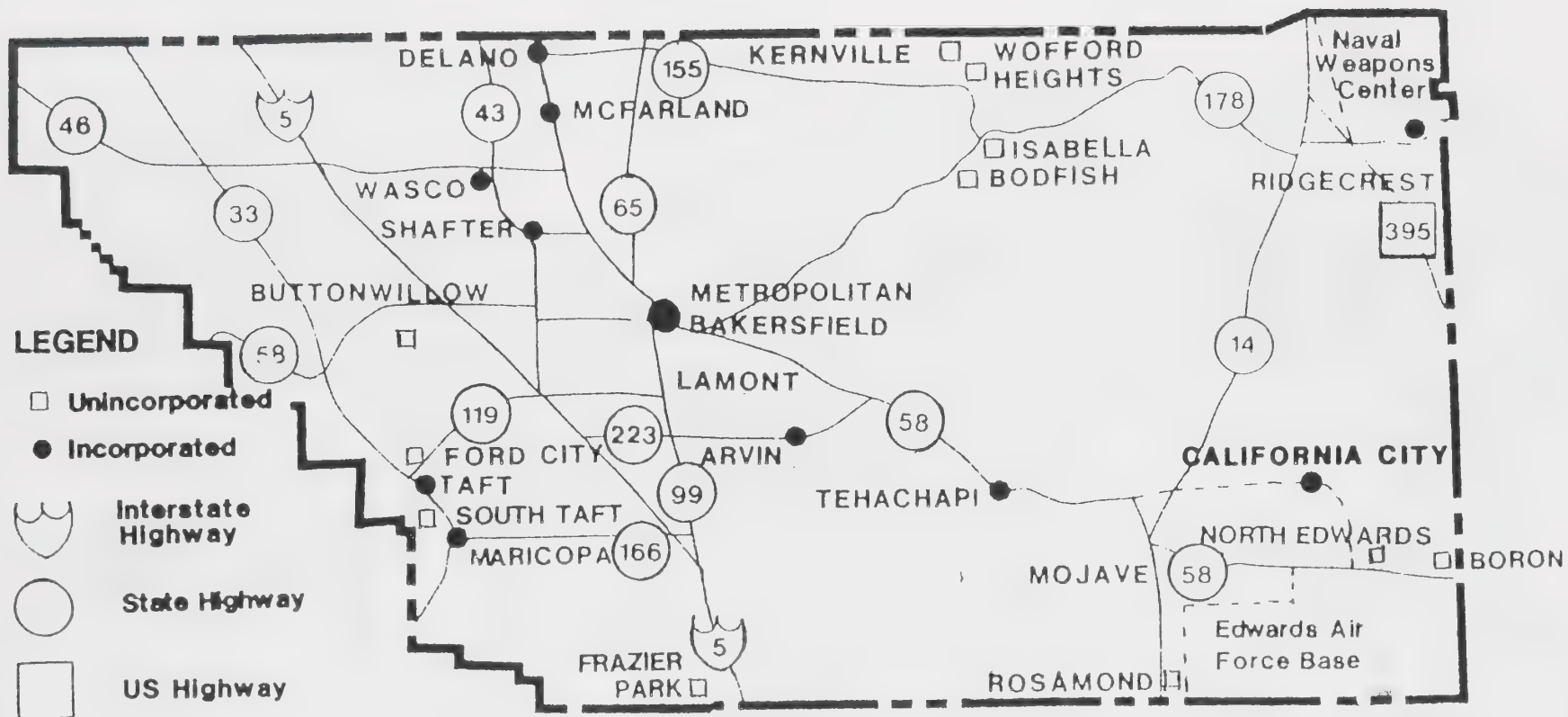


FIGURE 1-1 REGIONAL SETTING

CALIFORNIA CITY HOUSING ELEMENT

1-2

SCALE: (in feet)

0 800 1600 3200 4800

North






Neuralla Road

CALIFORNIA CITY

T 32 S. R 37 E

Molay-Randall Road

LEGEND

-  CITY LIMITS
-  RESIDENTIAL AREAS
-  NON-RESIDENTIAL AREAS*
-  PARKS/OPEN SPACES
-  SCHOOL SITE

*Includes commercial, industrial, office, institutional and governmental.

LOCAL SETTING

CHAPTER 2

SUMMARY

SUMMARY

This summary will serve as an overview of the changes which have been identified in the Housing Element amendment. It will highlight the changes or conclusions by category: housing need, program utilization and revisions, and constraints/opportunities to development.

Housing Need

- The population in the City of California is expected to increase from the 1980 figure of 2,743 to 3400 by 1990.
- During the period from 1980 to 1990, the average age of the California City resident will increase from 31.1 to 33.2 years of age.
- There are over 75 female-headed households in California City. Of these households, over 44 percent are below poverty level.
- There are over 175 elderly (65 and over) heads of household in California City, and over 5 percent are below the poverty level.
- Over 85 percent of the elderly households are homeowners. Additionally, almost 25 percent of all homeowners are elderly.
- Over 4 percent of all the households in California City are overcrowded (more than 1.01 persons per room). The percentage figure has declined from the 1977 level, while the actual number of households has increased.
- Overcrowded conditions are primarily a result of families with more than 5 persons per household (large families). This indicates the need for the construction of units which can accommodate large families.
- Of the households that were identified as overcrowded, over 50 percent were renters.
- More than 30 percent of all households in California City are paying more than 25 percent of their income for housing.
- Of the renters who are overpaying for shelter, over 80 percent are lower income households.

- The majority of those households who are overpaying for shelter have incomes of less than \$10,000.
- The maximum rental rate which is affordable to 40 percent of the City's population is \$313. This same group could only afford to purchase a home with a maximum sales price of \$37,594.
- There is a need in California City for units which can accommodate large families, and at the same time maintain affordability.
- The cost of housing has increased from approximately \$32 per sq. ft. for an average single family residence in 1979 to \$47 per sq. ft. in 1985.
- The vacancy rate has increased from 6.2 percent in 1979 to 7 percent in 1980.
- The majority of households in California City are living in standard units. There were no units identified which needed major rehabilitation or that should be demolished. The primary reason rehabilitation is not a problem is because almost 95 percent of the units in the City (both owner and rental units) were built after 1959.

Housing Programs

- The housing goals, objectives and policies which were identified in the existing Housing Element are still valid and are included in this supplement.
- All Federal program are uncertain due to budget cutting actions at the Federal level. They continue to be included should new funds be injected, or should a similar program (with a new name) be initiated.
- The City fell short in meeting the new constructed goals stated in the existing Housing Element. That goal, however, remains valid and will be utilized in this Supplement. The need for rehabilitation will be focused on making minor repairs; conserving currently sound housing stock is also of primary importance.
- Sixteen programs have been retained from the previous Housing Elements. Two programs have been deleted, due primarily to lack of funding or because they were study items and the studies had been completed. Fourteen programs have been added to this Housing Element Supplement.

Development Constraints/Opportunities

- There are approximately 49,000 subdivided lots in California City. Over 1,700 are immediately available for development; approximately 19,300 could be made available (pending installation of infrastructure) if there were a demand.
- The major constraint to development in California City is the availability of sewer capacity above the .35 mgd design capacity.
- Incentives to the production of affordable housing will be included as part of the revision of the City's Zoning Ordinance.
- As with other cities in the state, California City is expected to experience capacity problems in the elementary school by 1988. Plans are being discussed on how to accommodate projected growth without having to impose school impact fees on future development.
- The largest increase in development costs have occurred in the price of land, particularly in the desert region of the County. The existing Housing Element indicated a lot for a single family residence would cost approximately \$800. This figure has now escalated to \$7,000 to \$12,500.
- The cost of processing proposed developments increased during 1985 in California City as the City instituted a "pay your own way" policy for project review and approval. The increased fees have not, however, had any impact on development in the City.

CHAPTER 3

HOUSING NEED UPDATE

HOUSING NEED UPDATE

The major objective of the update of this portion of the Housing Element is to revise the housing need figures based on new information derived from the 1980 Census and supplemental information. With the 1980 Census as a basis, additional updates and projections can be computed to 1985 and on to 1991, as required by Housing Element legislation.

This section of the Housing Element revision deals with the revision and update of the population characteristics, household characteristics (including those households with special needs), housing market characteristics, and a projection of future housing need to 1991.

The tables included here are, for the most part, a revision of the tables contained in the previous Housing Element. New tables have been added based on Housing Element update guidelines/requirements and new information contained in the 1980 U.S. Census.

Significant changes or shifts in characteristics between the 1984 Housing Element and the revision are summarized in the text, along with changing trends and exceptions to those trends.

POPULATION CHARACTERISTICS

Revised population trends and projections for the City of California City are indicated in Table 3-1.

Growth Trends

Kern County as a whole has been experiencing a growth rate in the 1980's that exceeds the average growth rate for the State. Kern County's growth has occurred primarily within the Metropolitan Bakersfield area, which includes the City of Bakersfield and County Unincorporated area. The growth rate for the County Unincorporated area outside the Metropolitan Bakersfield area has been somewhat less than for the County as a whole.

The State grew 18.5 percent between 1970 and 1980, and Kern County as a whole grew 21 percent. The County has experienced a growth rate of approximately 12 percent between 1980 and 1985, and is projected to grow another 10 percent by 1990.

Between 1970 and 1980 the population in California City more than doubled. In 1970 the population was 1,309 and in 1980 was 2,743. By 1990 this figure is projected to increase to 3,400. If this growth trend continues, California City would experience a 25 percent increase during the ten year time period.

Age of Population

The median age of the overall population in the County is increasing. The aging of the population is a phenomenon that is being experienced throughout the entire United States as the baby boom generation is moving into middle age.

For the County as a whole, the median age is expected to increase from 32.4 years in 1980 to 34.6 years by 1990. The Mountain Planning area, with its high percentage of retired persons, had a 1980 median age of over 47 years. This area is projected to have a median age of over 50 years by 1990.

The retired population in the Mountain Planning area skews the median age for the overall County. For the remainder of the County Unincorporated area, the median age was 28.6 in 1980 and is projected to increase to only 30.3 in 1990.

California City has a significant portion of retired persons. In 1980 the median age was 31.1 years, and this is expected to increase to 33.2 years by 1990. These figures are lower than the

TABLE 3-1
POPULATION TRENDS AND PROJECTIONS*
CALIFORNIA CITY
1980 - 1990

April 1980 (U.S. Census)	2,743
May 1985 (Estimated)	3,120
July 1990 (Projected)	3,400
Population Changes	
1980-1985	
Total	377
Annual Average	75
1985-1990	
Total	280
Annual Average	56

*NOTE: Since the original data was prepared for this document, the County revised the population estimates for 1985 and 1990 for the County and all incorporated cities in the County, including California City. The original estimates were utilized in this Housing Element since those were the figures utilized by the Kern County Council of Governments when they prepared the Regional Housing Allocation Plan. For revised population projections to be used in any analysis in this Housing Element, the Kern COG would have to revise the Regional Housing Allocation Plan and have it adopted at both the local and state level. No revision by Kern COG has occurred.

For informational purposes, the revised population figures for California City are included in the Appendix.

Source: U.S. Census Bureau; Northcutt & Associates.

TABLE 3-2
AGE DISTRIBUTION
CALIFORNIA CITY
1980 - 1990

<u>Year</u>	<u>Age Group</u>	<u>Number</u>	<u>Percent of Total</u>
1980	Under 18 years	822	30.0%
	18 to 54 years	1345	49.0
	55 to 64 years	279	10.2
	65 years & over	<u>297</u>	<u>10.8</u>
	Total	2743	100.0%
	Median Age	31.1 years	
1985	Under 18 years	941	30.2%
	18 to 54 years	1521	48.8
	55 to 64 years	308	9.9
	65 years & over	<u>347</u>	<u>11.1</u>
	Total	3117	100.0%
	Median Age	31.9 years	
1990	Under 18 years	1067	31.4%
	18 to 54 years	1622	47.7
	55 to 64 years	297	8.8
	65 years & over	<u>410</u>	<u>12.1</u>
	Total	3396	100.0%
	Median Age	33.2 years	

Source: U.S. Bureau of the Census; Kern County Department of Planning and Development Services; State Department of Finance; Northcutt & Associates.

median age for the County as a whole, but when the Mountain Planning Area figures are excluded, California City has a somewhat older population than the remainder of the County. Table 3-2 provides an overview of the Age Distributions for California City.

Ethnic Characteristics

There has been a slight increase since 1970 in the overall percentage of non-white ethnic groups. Black persons comprise the largest minority ethnic group, with approximately 10 percent of the total population. On the whole, the ethnic characteristics of the population for the City is projected to remain fairly constant to 1990.

TABLE 3-3
ETHNIC CHARACTERISTICS
CALIFORNIA CITY
1980

<u>Ethnicity</u>	<u>Population</u>	<u>Percent of Total</u>
White	2192	79.9%
Black	268	9.8
Spanish Origin	153	5.6
American Indian, Aleut & Eskimo	36	1.3
Asian & Pacific Islander	79	2.9
Other	<u>15</u>	<u>.5</u>
Total	2743	100.0%

Source: U.S. Bureau of the Census; Kern County Department of Planning and Development Services; State Department of Finance; Northcutt & Associates.

Occupation of Household Head and Industry Trends

The 1980 Census categorized occupations differently from the 1970 Census, so comparisons between the two publications are difficult. The 1980 Census does, however, identify that the Precision Production, Craft and Repair Services category contains almost 13 percent of the employed civilian labor force in California City. Table 3-4 shows that the Service, except Protective and Household category contained the second highest percentage of employees with over 10 percent of the labor force. This was followed closely by the Administrative Support, Including Clerical category with 9.7 percent. These categories are particularly high due to the number of persons residing in California City who are employed in the aerospace industry and the military, particularly at Edwards Air Force Base.

General activity at Edwards Air Force Base is expected to increase due to the requirements of the space shuttle program. As full-time personnel are added, and with the periodic influx of mission specialists during space shuttle launchings/landings, there are some spin-off effects, such as increased demand for short and long-term housing, as well as support services, in California City.

Those persons included in the Public Administration industry comprised over 17 percent of the labor force in California City. This is significantly higher than the overall County figure of 5.8 percent for this same category.

Retail and Service related industries comprise over 65 percent of the workforce in California City.

The ranking of the occupation and industrial categories is not expected to shift significantly by 1990. The aerospace and military industries have historically dominated the economic scene in the California City area, and there are no indicators which would suggest that this will change in the foreseeable future.

TABLE 3-4

OCCUPATION OF EMPLOYED PERSONS 16 YEARS & OVER

CALIFORNIA CITY
1980

<u>Occupation and Selected Industries</u>	<u>Number Employed</u>	<u>Percent* of Total</u>
Executive, Administrative and Managerial	124	7.5%
Professional Specialty	126	7.6
Technicians and Related Support	53	3.2
Sales	94	5.7
Administrative Support, Including Clerical	160	9.7
Private Household	2	-- **
Protective Service	38	2.3
Service, Except Protective and Household	172	10.4
Farming, Forestry and Fishing	17	1.0
Precision Production, Craft, and Repair Services	214	12.9
Machine Operators, Assemblers, and Inspectors	58	3.5
Transportation and Material Moving	75	4.5
Handlers, Equipment Cleaners, Helpers and Laborers	<u>43</u>	<u>2.6</u>
TOTAL EMPLOYED	1176	
UNEMPLOYED	480	
ESTIMATED CIVILIAN LABOR FORCE	1656	

* Percent of total estimated civilian labor force.

** Less than one percent is statistically insignificant.

Source: U.S. Census Bureau; Northcutt & Associates.

TABLE 3-5
INDUSTRY TRENDS
CALIFORNIA CITY
1980

<u>INDUSTRY</u>	<u>Number Employed</u>	<u>Percent of Total</u>
Agriculture, Forestry, Fisheries & Mining	121	10.3%
Construction	73	6.2
Nondurable Goods Mfg.	42	3.6
Durable Goods Mfg.	116	9.9
Transportation	43	3.7
Communications & Other Public Utilities	12	1.0
Wholesale Trade	2	-- *
Retail Trade	175	14.9
Finance, Insurance, Real Estate	70	6.0
Business & Repair Services	61	5.2
Personal, Entertainment, Recreational Services	89	7.6
Health Services	24	2.0
Educational Services	102	8.7
Other Professional & Related Services	37	3.1
Public Administration	<u>209</u>	<u>17.8</u>
Total	1176	100.0%

* Less than one percent is statistically insignificant.

Source: U.S. Census Bureau; Northcutt & Associates.

HOUSEHOLD CHARACTERISTICS AND SPECIAL NEEDS HOUSEHOLDS

Population and Household Occupancy

Housing inventory trends in California City are reflected in Table 3-6. From 1970 to 1980 there was a 10 percent increase in the total housing units in California City. This is slightly higher than the 9 percent increase in housing units in the County Unincorporated Area. From 1980 to 1991 the number of housing units is expected to increase over 20 percent in California City.

This increase is projected to occur as a direct result of the activities at Edwards Air Force base, and the increased need of support services for that major employer.

In 1980, the Unincorporated County Area had an average of 2.84 persons per household. In California City the average was slightly lower at 2.77 persons per household. By 1990 the number of persons per household is projected to increase to only 2.78 in California City. This increase is in line with the projected increase in the Unincorporated County Area, from 2.84 to 2.85.

Although the population is projected to increase 25 percent from 1980 to 1991, the total number of housing units is projected to increase 23 percent. This increase in the housing stock is one factor included in the overall determination of future housing need.

TABLE 3-6

POPULATION AND HOUSEHOLD OCCUPANCY

CALIFORNIA CITY 1980 - 1990

<u>Year</u>	<u>Total Population</u>	<u>Persons in Group Quarters</u>	<u>Total Housing Units</u>	<u>Total Occupied Housing Units</u>	<u>Persons/ Occupied Housing Units</u>
1980	2743	0	1128	990	2.77
1985	3120	0	1231	1100	2.84
1990	3400	0	1368	1222	2.78

Source: U.S. Bureau of the Census; Kern County Department of Planning and Development Services; State Department of Finance; Northcutt & Associates.

TABLE 3-7
FEMALE-HEADED HOUSEHOLDS
CALIFORNIA CITY
1980

<u>Category</u>	<u>Total Female Headed Households</u>	<u>Below Poverty Level</u>	<u>Below Poverty as Percent of Total</u>
With Children Under 18	59	20	33.9%
Without Children Under 18	19	2	10.5%

Source: U.S. Bureau of the Census; Kern County Department of Planning and Development Services; State Department of Finance; Northcutt & Associates.

Female-Headed Households

The female-headed households are one category of the population which require special consideration when defining housing need. Affordability of housing is a critical issue, since the price ranges of both sales and rental units almost necessitate a two person family income.

In California City, there are 78 households headed by females. Of these households, 75 percent have children under 18 years of age. The affordability of housing becomes even more of a concern since over 28 percent of the female-headed households are below the poverty level.

Elderly Heads of Household

In addition to the female-heads of household, the elderly households also pose special housing needs. As Table 3-8 indicates there were over 175 households in which the household head was 65 years and over. The availability of smaller rental units, at prices which are affordable to those on fixed incomes, are factors which must be considered in determining housing need for seniors.

Availability of affordable units is of concern for those on fixed incomes, but is critical to the 5.6 percent of the seniors who are below the poverty level.

TABLE 3-8

ELDERLY HEADS OF HOUSEHOLDS*

CALIFORNIA CITY
1980

<u>Total Elderly Heads of Households</u>	<u>Below Poverty Level Over 65</u>	<u>Below Poverty Level as Percent of Total</u>
177	10	5.6%

* Elderly defined as 65 years and over.

Source: U.S. Census Bureau; Northcutt & Associates.

The Census Bureau also indicated that of those defined as elderly, 87 percent were homeowners and 13 percent were renters. Of the total population in California City, 23 percent of the homeowners were elderly and 7 percent of the renters were elderly. This large percentage of homeowners (almost one in four) should also be considered when reviewing the need for housing rehabilitation.

Handicapped Persons

As identified in the 1982 Housing Element, there still appears to be no measurable supply of housing suitable to the needs of the handicapped. Of the 1758 persons, ages 16 to 64, identified in the 1980 Census, over 170 (10 percent) have some work disability, and the severity of the disability prevents over 70 (4 percent) from working. These figures indicate that California City has a lower percentage of handicapped persons than the State average of 8.4 percent with work disabilities and 4.3 percent who are prevented from working.

The Census also identifies the number of persons with a disability who are prevented from utilizing public transportation. There are 17 persons between 16 and 64 who require transportation which can accommodate handicapped persons, and over 32 persons over 65 who have this same need. The City has a dial-a ride bus service which can accommodate this need, and handicapped persons' needs will be further met once a new ramp is installed in a transit van.

TABLE 3-9

DISABILITY STATUS OF NONINSTITUTIONAL PERSONS

CALIFORNIA CITY 1980

<u>Total Persons</u> <u>Ages 16-64</u>	<u>With a Work</u> <u>Disability</u>	<u>Prevented</u> <u>From Working</u>
1758	173	74

Source: U.S. Census Bureau; Northcutt & Associates.

TABLE 3-10

DISABLED PERSONS
WITH
PUBLIC TRANSPORTATION DISABILITY

CALIFORNIA CITY
1980

Ages
16-64

17

Ages
65 and Over

32

Source: U.S. Census Bureau; Northcutt & Associates.

Persons/Families in Need of Emergency Shelter

As required by Housing Element legislation, amended Housing Elements must address the special needs of those persons and families in need of emergency shelter. The plight of the homeless has received national attention in recent years as unemployment was high and many families and individuals were forced into the streets or to new areas of the country in search of employment.

Because of the location of California City, the City has a minimal number of transient or homeless persons. California City is off major transportation routes, and because of the high tech nature of major employers, few homeless arrive in the City to seek employment.

The facilities provided by various churches in California City are adequate to provide temporary emergency shelter to those in need. In interviews with personnel from the churches, most indicated that their abilities to feed and house those temporarily in need were adequate to meet the current demand, which is almost nonexistent.

City and church personnel do refer those in need to emergency shelter facilities located in Bakersfield and Ridgecrest. In Bakersfield, the Bethany Service Center, the Rescue Mission and Family Shelter can accommodate women alone or with children. Both can also allow families to remain together during the night, if individual situations warrant. For families who may need longer-term housing, there are currently funds from the Federal Emergency Management Agency and the State Emergency Shelter Pro-

gram to house families in motels. The Salvation Army also has funds for housing families in motels. Some families are also referred to various church organizations who provide assistance to families in need of housing and other essential services.

In Ridgecrest, the High Desert Women's Shelter provides temporary housing for individuals, as well as some families. There are also some temporary housing facilities in Mojave.

The need for emergency housing is currently being met in California City with facilities in Bakersfield having the ability to provide for additional persons. However, unless there is a surge of job seekers coming to the County, or the state and federal funding for these programs is severely cut, the agencies felt that the needs for the homeless were currently being met and would continue to be met throughout the time frame of this document.

Farmworkers

As is discussed in the Regional Housing Allocation Plan (see Appendix), the farmworkers in Kern County do not tend to follow the traditional migration patterns that were established in the past decades. As the agricultural industry is now year round, the number of truly migrant farmworkers is slowly declining.

Farmworkers now tend to live full-time in centralized areas, and work through labor contractors on a daily basis. Workers are transported from these central locations daily to work in the fields.

Most of the housing available for farmworkers is located in the San Joaquin Valley Planning Area, since that is where the majority of farming activity in the County occurs. Although there is substantial farming activity which occurs in the Westside Planning Area, farmworkers are usually transported to the fields from locations in the San Joaquin Valley. There is some agriculture activity in the Antelope Valley Planning Area, primarily alfalfa, which is irrigated and harvested mechanically. The agriculture activities which take place occur outside the city limits of California City. There are farmworkers who live in California City, but they tend to be full-time residents and do not require temporary housing.

Large Families

As indicated in Table 3-10 A, of the total number of housing units in California City, over 130 are occupied by large family households (households with five or more persons per household). This is approximately 14 percent of all housing units in California City. Of the 676 owner-occupied units, 13 percent are large family households. Approximately 14 percent of all renter-occupied units are occupied by large families.

The correlation between the number of large family households and overcrowding is made in the following analysis.

TABLE 3-10 A
LARGE FAMILY HOUSEHOLDS*
CALIFORNIA CITY
1980

<u>Tenure</u>	<u>Total Units</u>	<u>Large Household Units</u>
Owner-occupied	676	91
Renter-occupied	314	41
Total	<u>990</u>	<u>135</u>

* Large family defined as 5 or more persons per household.

Source: U.S. Census Bureau; California Department of
Housing and Community Development; Northcutt &
Associates.

Overcrowding

The incidence of overcrowding (households with more than 1.01 persons per room) has declined in California City and throughout the County as well. The 1982 Housing Element identified 6.7 percent of the households in California City which were overcrowded. According to figures in the 1980 Census this percentage had dropped to 4.7 percent.

Although there has been some progress made to alleviate overcrowding, there is still an unmet housing need. With the number of large family households in the City (over 13 percent of all households are large family households) and the number of households that are overcrowded, there is a documented need for units which can accommodate larger families.

TABLE 3-11

HOUSEHOLDS WITH MORE THAN 1.01 PERSONS PER ROOM

CALIFORNIA CITY 1980

<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>Percent of Total Occupied Housing Units</u>
20	27	47	4.7%

Source: U.S. Census Bureau; Northcutt & Associates.

HOUSING MARKET CHARACTERISTICS

Household Income

The 1980 Census reported that the median income for the entire Kern County was \$16,358. The median income in California City was somewhat higher than the County median by over \$1,200. Table 3-12 shows the number of households within each income category for 1979 projected to 1991.

California City has a relatively high median income figure due to the military and other support personnel associated with the Edwards Air Force Base. Despite the relatively high median income figure, over 14 percent of the population in California City has an income of less than \$10,000. This figure is significant when calculating the affordability of housing.

Overpayment

This Housing Element revision has continued with calculations of overpayment utilizing the rule of thumb that no more than 25 percent of household income should be spent for shelter. It is recognized that lending institutions currently are allowing a higher percentage in the assessment of ability to pay, but since most government housing programs continue to utilize the 25 percent rule, the Housing Element wanted to identify the number of persons who could qualify for government-assisted housing programs.

As indicated in Table 3-13, in California City, over 45 percent of the households who have incomes of less than \$10,000 are overpaying. Approximately 40 percent of the households with incomes between \$10,000 and \$19,999 are overpaying.

Overpayment is particularly critical for those with low overall incomes. Within the City, over 190 households whose income was 80 percent of the median (\$13,086) were overpaying for shelter. Approximately 63 percent of these households were renters. Additionally 83 percent of the renters who were overpaying were lower income households. The issue of overpayment points to the need for additional affordable rental units, and for maintaining the affordability of existing units.

To assist in determining the severity of the overpayment problem, an analysis of the range of rental rates and sales prices which correlate to the income distribution of residents is important. Table 3-15 indicates the percent of the population in each income group, and correlates the affordable rates of sales and rental units. Twenty-five percent of the population (those with incomes of less than \$10,000) will find it difficult to locate affordable rental or sales units in the current marketplace. This percentage is slightly less, however, than the 27 percent figure identified in the previous Housing Element.

TABLE 3-12
HOUSEHOLD INCOME *
CALIFORNIA CITY
1979 - 1990

<u>1979</u>			
<u>Income Group</u>	<u>Number of Households</u>	<u>Percent of Total</u>	<u>Median Income</u>
Under \$5,000	96	9.6%	\$17,650
\$ 5,000 to \$ 9,999	148	14.8	
\$10,000 to \$14,999	147	14.8	
\$15,000 to \$19,999	178	17.9	
\$20,000 to \$49,999	405	40.6	
\$50,000 and Over	<u>23</u>	<u>2.3</u>	
Total	997	100.0%	

<u>1985</u>			
<u>Income Group</u>	<u>Number of Households</u>	<u>Percent of Total</u>	<u>Median* Income</u>
Under \$5,000	106	9.6%	\$17,650
\$ 5,000 to \$ 9,999	163	14.8	
\$10,000 to \$14,999	162	14.8	
\$15,000 to \$19,999	196	17.9	
\$20,000 to \$49,999	447	40.6	
\$50,000 and Over	<u>25</u>	<u>2.3</u>	
Total	1099	100.0%	

<u>1990</u>			
<u>Income Group</u>	<u>Number of Households</u>	<u>Percent of Total</u>	<u>Median* Income</u>
Under \$5,000	118	9.6%	\$17,650
\$ 5,000 to \$ 9,999	181	14.8	
\$10,000 to \$14,999	180	14.8	
\$15,000 to \$19,999	218	17.8	
\$20,000 to \$49,999	496	40.6	
\$50,000 and Over	<u>28</u>	<u>2.4</u>	
Total	1221	100.0%	

* Household and median income figures for 1985 and 1990 are in 1980 dollars and distribution.

Source: U.S. Bureau of the Census; Kern County Department of Planning and Development Services; State Department of Finance; Northcutt & Associates.

Given that the average sales price of a home in California City is in the \$62,000 to \$75,000 range, a household income of over \$25,000 is required to qualify for a home loan, and then only if the 20 percent down payment has been accumulated in the form of savings or in equity. Those with incomes of less than \$25,000 are the prime consumers of the rental market. This overpayment situation has not changed significantly since late 1979, the date of the statistical analysis in the previous Housing Element, and is an issue which must continue to be addressed.

TABLE 3-13

HOUSEHOLDS PAYING MORE THAN 25 PERCENT OF INCOME FOR HOUSING

CALIFORNIA CITY
1980

<u>Income Group</u>	<u>Number of Households</u>		<u>Percent of Total</u>
	<u>Owner</u>	<u>Renter</u>	
Under \$10,000	45	100	45.2%*
\$10,000 to \$19,999	89	42	40.8
\$20,000 and over	<u>42</u>	<u>3</u>	<u>14.0</u>
Total	176	145	32.4%**

* Figure represents percent of households in each income as a percent of total households overpaying.

** Figure represents percent of households overpaying as a percent of total households.

Source: U.S. Bureau of the Census; State Department of Finance; Northcutt & Associates.

TABLE 3-14

LOWER INCOME HOUSEHOLD OVERPAYMENT*

CALIFORNIA CITY
1980

<u>Owner</u>	<u>Renter</u>	<u>Total</u>
72	121	193

* Lower income defined as 80 percent of Kern County median income (\$16,358 X .80 = \$13,086). Overpayment defined as households paying more than 25 percent of income for housing.

Source: U.S. Census Bureau; Northcutt & Associates.

TABLE 3-15
PRICE RANGE OF AFFORDABLE HOUSING
BY INCOME GROUP
CALIFORNIA CITY
1980

<u>Income Group</u>	<u>Percent of Households</u>	<u>Affordable * Rental Rate</u>	<u>Affordable ** Sales Price</u>
Under \$5,000	10	Under \$104	Under \$13,038
\$5,000 to \$9,999	15	\$104 to \$208	\$13,039-\$25,316
\$10,000 to \$14,999	15	\$209 to \$313	\$25,317-\$37,594
\$15,000 to \$24,999	32	\$314 to \$521	\$37,595-\$62,150
\$25,000 to \$49,999	26	\$522 to \$1,042	\$62,151-\$123,540
\$50,000 and Over	2	\$1,043 and Over	\$123,540 and Over

* Assumes rent equal to 25% of gross income.

** Assumes 20% down, 10.5% interest, 30-year term; principle, interest, taxes and insurance included in monthly payment; monthly payment equal to 25% of gross income.

Source: U.S. Census Bureau; Northcutt & Associates.

Typical Housing Costs

The costs associated with housing development have increased and then fallen again since 1980. Since 1980, interest rates for home loans have increased to a peak of 19 to 20 percent, and have now dropped back to late 1979 levels.

Financing mechanisms have mushroomed since the late 1970's. Where a lender used to have four or five financing options available to offer a potential borrower, the choices today range from adjustable rate mortgages (ARMs), to shared appreciation mortgages (SAMs), to balloon payments, to graduated payment mortgages (GPMs), to a myriad of other creative financing options. Interest rates available to the borrower usually depend upon the type of financing mechanism utilized.

Through interviews with various lending institutions and reviewing published interest rates in news publications, the current average interest rate for a fixed rate mortgage is between 10.25 and 10.8 percent. The previous Housing Element utilized a 10.5 percent interest rate to calculate numerous housing statistics; this rate still appears valid today in the current market.

As a result of Proposition 13, California City, as well as most governmental entities in the state, has increased processing fees to make the departments more self-sufficient. Developers feel the impact of these fee increases as they process subdivisions, parcel maps, and obtain building and development permits. California City was, however, able to defer these fee increases until 1985. They are now in place but do not appear to have affected the ability of developers to process housing developments.

The costs for developing housing differ between the more developed and less developed areas of the City. Site preparation costs range from \$1.00/SF per unit in the more undeveloped, outlying areas in the City, to approximately \$.30/SF for city lots adjacent to paved streets with access to water/sewer lines.

Construction costs for a modest 1,300 sq. ft. single family home averaged \$47/SF, while a modest 800 sq. ft. medium density residential apartment averaged \$42/SF. The existing Housing Element reported that in 1980 the same 1,300 sq. ft. single family residence would cost \$32/SF, and the apartment would have cost \$28/SF.

Lending institutions have modified their lending policy since 1980 as the average construction loan can be made for 75 percent of construction costs, as compared to the 50 percent figure of 1980.

HOUSING STOCK

Housing Inventory and Building Permit History

The information contained in Table 3-13 was based on housing unit samples in the U.S. Census.

From the information contained in the previous Housing Element, the additions to the housing stock have not resulted in a shift in the ratios of single family, multi-family, or mobile homes. In California City, 70 percent of the housing units are single family, 15 percent are multi-family, and 15 percent are mobile homes.

For the most part, a large percentage of the additions have been in single family homes. Table 3-17 shows the building permit activity which has occurred since 1980 in the City. Although the reliance on manufactured housing has increased substantially as mobile homes became, during the first half of the 1980's, the most affordable solution to single-family home ownership, single family construction has dominated the building scene in California City.

Owner/Renter Distributions

The percentage of owner-occupied housing units has increased slightly from previous years. Between 1977 and 1979, there were approximately 66 percent of all units that were owner-occupied. This percentage has risen to 68 percent, as reported in the 1980 Census.

The ability to afford home ownership had decreased as interest rates and construction costs increased. This trend has slowed somewhat during the early part of 1985 as interest rates have become lower and the ability to purchase housing has increased.

TABLE 3-16
HOUSING INVENTORY TRENDS
CALIFORNIA CITY
1979 - 1985

<u>Year</u>		<u>Type of Unit</u>			<u>Total</u>
		<u>Single Family</u>	<u>Multi Family</u>	<u>Mobile Home</u>	
1979	Total Units	724	151	150	1025
	Occupied Units	651	119	122	892
1980	Total Units	789	170	169	1128
	Occupied Units	713	139	138	990
1985	Total Units	865	192	183	1240
	Occupied Units	789	161	152	1102
1979 - 1985	Housing Inventory Change	141	41	33	215
	Annual Average	23	7	6	36

Source: U.S. Bureau of the Census; State Department of Finance;
City of California City; Northcutt & Associates.

TABLE 3-17
BUILDING PERMIT HISTORY
CALIFORNIA CITY
1980 - 1984

<u>Year</u>	<u>Type of Unit</u>			<u>Total</u>
	<u>Single Family</u>	<u>Multi Family</u>	<u>Mobile Home</u>	
1980	24	6	4	34
1981	18	-	2	20
1982	13	-	4	17
1983	8	16	1	25
1984	<u>13</u>	<u>-</u>	<u>3</u>	<u>16</u>
Total	76	22	14	112
Annual Average	15.2	4.4	2.8	22.4
Percentage Distribution	68%	20%	12%	

Source: City of California City; Northcutt & Associates.

TABLE 3-18
OWNER/RENTER DISTRIBUTIONS
CALIFORNIA CITY
1980

	<u>Owner Occupied</u>	<u>Renter Occupied</u>	<u>Total</u>
Units	676	314	990
Percent	68.3%	31.7%	100%

Source: U.S. Bureau of the Census; Kern County Department of Planning and Development Services; State Department of Finance; Northcutt & Associates.

Vacancy Rates

One of the factors which has experienced the least change since the preparation of the previous Housing Element is the overall vacancy rate for the City. Overall, the available vacant units increased from 6.2 percent to 7 percent, and the Total Vacant Units declined from 13 percent to 12.2 percent.

As Table 3-19 indicates there is a 12.2 percent overall vacancy rate in California City. There is a 6 percent vacancy rate for owner-occupied units and a 12 percent vacancy rate for rental units. These rates exceed the "ideal" vacancy rates utilized by the State. The "ideal" vacancy rates (the rates which allow for a range of choices in the housing market) are 2 percent for owner-occupied units and 6 percent for rental units.

Utilizing the "ideal" figures, California City would only need 14 for-sale units and 21 rental units to accommodate the market demand. This would indicate that the City might need fewer units than the 103 estimated by Kern COG (see Table 3-21).

TABLE 3-19
ESTIMATED VACANCY DATA
CALIFORNIA CITY
1980

<u>Vacancy Category</u>	<u>Total</u>
For Sale	45
For Rent	42
Available Vacant	87
Percent of Total Units	7%
Other Vacant*	51
Total Vacant	138
Percent of Total Units	12.2%

* Includes units "under construction", "usual residence elsewhere", "second home", "seasonal", "migratory", and "other".

Source: California State Department of Finance, Local Realtors, Northcutt & Associates.

Housing Condition

The improvements to the housing stock as a result of program action taken by Federal, State and local agencies has almost been nonexistent, as the majority of rehabilitation monies have gone to other incorporated cities throughout the County. One reason for the lack of funding allocation is due to the minimal need for housing rehabilitation in California City. The City enjoys a quality of housing which is almost unmatched in Kern County. Because there is some minor rehabilitation which should occur in the City to maintain the quality of its housing stock, rehabilitation programs available at the local, State and Federal level will be included in the program section of this document to maximize potential government funding, in addition to the efforts and resources of the private sector.

TABLE 3-20
BUILDING CONDITION SURVEY
CALIFORNIA CITY
1980

<u>Building Condition</u>	<u>Number of Units</u>	<u>Percent</u>
Standard	1072	95%
Needs Minor Rehabilitation*	56	5
Needs Major Rehabilitation**	-	-
Should be Demolished	-	-
Total	1128	100%

* Needs minor repairs only.

** Visible structural damage (roof, walls, foundation).

Source: U.S. Census Bureau; City of California City;
Northcutt & Associates.

Ownership/Building Condition

Since the current Housing Element was implemented, few funds were made available for use in the City. Additionally, the need was not significant. Because of the lack of funding for upgrading and improving both owner and rental units, the number of improvements made by private funding sources have been minimal.

As a result of minimal need and lack of funding available to meet the need, the number, tenure and location of standard units and units needing rehabilitation have not changed. Location maps and the discussion of ownership as it relates to building condition contained in the existing Housing Element should be incorporated herein.

As was the case in the existing Housing Element, California City tended to have somewhat lower rates of owner-occupancy in substandard housing than did many of the incorporated cities. Continued inclusion of rehabilitation programs for rental housing units should be encouraged.

PROJECTED FUTURE HOUSING NEED

The previous discussions contained in Chapter 3 have segregated all elements which are necessary to determine the housing need of the residents of California City. However, to project future housing need requirements additional factors must be taken into consideration. These additional requirements are identified in Government Code Section 65583(a) as part of the criteria for the development of the Regional Housing Allocation Plan. Primarily the housing demand projections must take into consideration the localities' fair share of the regional housing need.

The Kern County Council of Governments has prepared an updated Regional Housing Allocation Plan for Kern County which has been reviewed and approved by both the Kern COG Board of Directors and the State Department of Housing and Community Development. The Regional Housing Allocation projects housing demand for the same time frame as that of the Supplement to the City's Housing Element.

As the Regional Housing Allocation Plan encompasses the same territory as that covered in the Housing Element of General Plan for California City, and since the regional allocation of units includes both incorporated and unincorporated areas (which are interdependent for providing for the full range of housing choices), the projected future housing needs for the period 1985 to 1991 contained in the Regional Housing Allocation Plan were utilized to prepare Projected Future Housing Need by income categories (Table 3-21). The complete Regional Housing Allocation Plan is incorporated herein by reference, and the relevant portions of the Regional Allocation Plan is attached in completed form in the Appendix of this document.

The income categories, as defined in the Regional Housing Allocation Plan, are as follows:

Very Low Income: The income limit for a four person household is income not exceeding 50 percent of the actual median household income of the metropolitan area or non-metropolitan county. (The 1980 Census indicates that the median household income for Kern County is \$16,358.) The income limits in this category would be \$8,179.

Other Lower Income: Income above the "Very Low Income" category but not exceeding 80 percent of the median household income for the area. The income limits in this category would be \$13,086.

Moderate Income: Income above the "Other Lower Income" category, but not exceeding 120 percent of the median household income for the area. In all areas of Kern County, this would be \$19,630.

Above Moderate Income: All income above the "Moderate Income" limits.

Information from the Regional Housing Allocation Plan indicates that over 100 new units will be needed to accommodate population growth between 1985 and 1991. The housing need by income category shows that housing units are needed at both ends of the income range. Affordability of units for lower income persons is essential, yet there will be a demand for units for persons in the "Above Moderate" category.

When the need for new units is tied to the information on affordability, this means that rents would need to be approximately \$275 per month or less, and that the sales price of a home would be around \$35,000. Mobile home sites and multi-family rental units are the two most effective methods of addressing this housing problem.

For persons in the "Above Moderate Income" category, the current marketplace should be able to respond to the projected demand.

TABLE 3-21
PROJECTED HOUSING NEED
CALIFORNIA CITY
1985-1991

<u>TOTAL</u>	<u>Very Low</u>	<u>Other Low</u>	<u>Moderate</u>	<u>Above Moderate</u>
103	14	22	28	39

Source: 1984 Regional Housing Allocation Plan, Kern County Council of Governments; Northcutt & Associates.

CHAPTER 4

HOUSING PROGRAM UPDATE

HOUSING PROGRAM UPDATE

As required by the California Government Code, Section 65888, each local government must review the goals, objectives, policies and programs contained in the Housing Element to determine their continued appropriateness in contributing to the attainment of the state housing goal. In addition, each locality must assess the effectiveness of the Housing Element to attain the City's own goals and objectives. Finally, the City is required to determine the progress being made toward successful implementation of the Housing Element.

To accomplish this required review and update (where appropriate) the goals, objectives, policies and programs contained in the current Housing Element for the City of California City have been analyzed to determine their utilization and success since the adoption of the Element in 1984. Additionally, the programs were reviewed to assess their appropriateness for continued inclusion in the Housing Element.

As a result of a review and analysis of the programs contained in the Housing Element, programs were either retained as effective and useful (or potentially useful), or were dropped as a result of lack of funding, effectiveness, or political desirability. New programs were added in an attempt to redefine or redirect personnel, funding and other housing resources, as a result of public input/comments, or to include new programs which may have become available since the preparation of the current Element. Revisions to the program section of the existing Element were also made in response to the changing housing needs which were identified in the revision to the statistical portion of the document.

GOAL AND OBJECTIVES

The overriding goal for the Housing Element remains unchanged from the existing Element. To restate the commitment, the goal of the Housing Element for California City, is:

"To provide an adequate supply of sound, affordable housing in a safe and satisfying environment for residents and others who wish to live in California City."

To achieve this goal, objectives were identified in the Housing Element. The objectives were designed to meet the goal in three ways:

- by the construction of new units at prices affordable by all residents;
- by the rehabilitation of currently substandard units; and
- by the conservation of currently sound units, in addition to newly rehabilitated or constructed units.

The following is a review and analysis of the objectives, policies and implementing programs identified in the current Housing Element.

Objective 1: To increase the supply of sound housing at prices affordable by all segments of the community through construction of an annual average of 55 to 70 units annually over the next five years.

In California City between 1980 and 1984, approximately 22 new units were added annually. The City has only produced half of its stated objective.

Policy 1.1: Encourage the development of a price-balanced housing stock within the community, suitable to the economic needs of community residents.

Policy 1.2: Encourage the private development of housing designed and priced to suit the special needs of the elderly and disabled.

Policy 1.3: Encourage the development of additional rental units at a variety of prices.

Policy 1.4: Encourage the development of additional ownership housing opportunities at prices affordable by all segments of the community.

Policy 1.5: Maintain the low density residential character of California City.

Policy 1.6: Encourage the use of passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.

To implement these policies and the aforementioned objective, the following programs are available for utilization.

The programs described below support various policy statements which relate to new construction of housing units. For a complete overview of objectives, policies and the programs which implement these policies, refer to the summary table at the end of this Chapter. The implementation time frame for all programs identified in this Chapter is for the period to which this document is addressed --- 1985 through 1991.

Program 1.a Assisted Housing for the Elderly and Handicapped

The City wishes to continue to emphasize the need for assisted housing for the elderly and handicapped, many of whom are on fixed, low incomes.

The most effective mechanism available to address this need is HUD's Section 202 Program for the elderly and handicapped, coupled with the Section 8 Program. These programs have been attempted in California City, as the Kern County Community Development Program Department paid a consultant to package a Section 202 application for a non-profit corporation in California City in 1984. The application was, however, not approved.

The Section 8 new construction program, other than with Section 202, is no longer being funded. However, it is recommended that this program be retained for the time frame of this document should the Section 8 program (or a similar successor program) receive funding, as this program serves the needs of the elderly and handicapped.

Program 1.b Farmers Home Administration Section 515 Rental Housing Program

The Farmers Home Administration has funded 100 to 200 units under this program in rural Kern County, but none have been in California City. Since 1980, 52 units were built nearby in Mojave and 44 units in Rosamond. The units in Rosamond were specified for Senior Citizens. The project in Rosamond, while specifically designed for Seniors, has had difficulty obtaining maximum occupancy. This experience could dampen developer interest in utilizing this program for a similar project in California City.

It is recommended that this program be retained for inclusion in this Supplement as it is an effective tool, even for a small-scale development.

Program 1.c Municipal Mortgage Loan Program

The County of Kern, the Kern County Housing Authority and the City of Bakersfield have issued tax exempt revenue bonds for below market rate mortgages and rental housing units, some of which were tailored to low and moderate income households. On September 1, 1982, the County sponsored the sale of 29.9 million for single family units. Most of the units were utilized in the Cities of Bakersfield and Ridgecrest, but a few of the units (37) were in the unincorporated County near Bakersfield.

The Kern County Housing Authority participated in the issuance of several bond sales which have provided for single family and multi-family units, primarily in the Metropolitan Bakersfield area. Since the Housing Authority began its first bond sale in 1984, they have provided for 1421 single family units and 1226 multi-family units.

This program should receive additional publicity so that developers might utilize this program in the unincorporated County areas. This program is recommended for continued inclusion in the Housing Element Supplement.

Program 1.d Housing Information Hot Line

This program has been in existence in an informal way for several years. People who call the Community Development Program Department with questions about program availability or qualifying criteria are provided with relevant information.

Program 1.e Housing Information Outreach Program

The County Community Development Program Department has established a mailing list of those who wish to receive information on housing programs that become available. Many mailings of information have been made over the course of several years.

Program 1.f Plan and Development Standards Review

The City is in the process of reviewing and updating the City's Zoning Ordinance. Through this review and update, the City will have the opportunity to consider any modifications which might improve the potential for additional housing supply, as outlined in the existing Housing Element.

Although this program was a part of the current Housing Element, the City has just begun this review and assessment. This program should continue to be included in the Housing Element Supplement.

Program 1.g Affordable Housing Incentives Program

The City has yet to officially identify specific incentives to developers which would facilitate the production of affordable ownership and rental housing.

As required in Sections 65915-65918 of the California Government Code and as discussed in the current Housing Element, the City will assess the comparative advantages to the City and to affordable housing projects of the range of incentive devices permitted by the law, and will structure a local incentive program which best meets the City's comprehensive housing, land use planning and fiscal needs.

As discussed in other program descriptions, the Community Development Program Department has provided CDBG funds for project infrastructure, for land cost writedowns and other costs incidental to the provision of affordable housing (hiring a consultant to package projects, for example).

Program 1.h Energy Conservation Library

The Kern County Library system, which has a branch located in California City, has increased its collection of materials on energy conservation. Additionally, the Community Development Program Department has informational materials available to the public doing rehabilitation or retrofitting on existing structures, as well as information for new construction.

Through the use of materials available from this library, site design and building location can be accomplished to maximize the use of solar energy. The City and the County encourage innovative designs which allows residents to take advantage of a climate well-suited for solar energy utilization.

This program should continue to be included as a viable program for use in California City.

The programs described above were identified in the current Housing Element to assist the City in meeting the new construction objective and implementing policies. To expand the opportunities for new construction to meet the identified objective, the following additional policy statement and programs are included in this supplement to the current Housing Element.

For continuity of format and identification of programs, the programs will continue with the alphabetical listing contained in the current Element.

New Policy Statement

Policy 1.7: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

New Programs Added to the Current Housing Element to Implement New Construction Policies

Program 1.i HUD Section 235 Homeownership Program

This program provides interest reduction payments to mortgage lenders to enable lower-income families, the elderly and the handicapped to purchase newly-constructed or rehabilitated sales housing, including single family dwellings, condominiums, and mobile homes in mobile home subdivisions. Required down payments are low (three percent) and interest rates are as low as eight percent. Subdivisions and condominium projects may receive advance commitments of Section 235 financing for potential homebuyers.

Maximum purchase prices permitted at the time this Housing Element was prepared were lower than the prevailing prices of new ownership housing. These change from time to time. The price ceilings are likely to work where developers have held land (for some years [i.e.] purchased when costs were lower) pending local area growth. It may be possible, as well, for interested developers to structure portions of their projects so as to produce units within these price ceilings.

This program has received declining funding since 1981. All of the 15 units which were funded for use in the unincorporated County were built in the unincorporated portion of Metro Bakersfield. Other units have been constructed utilizing this program, but they were in the incorporated cities of Delano and Wasco.

This program should be included, however, should funding levels be increased or a successor program be instituted which provides comparable funding assistance.

- o Program Objective: To increase the supply of ownership housing available to and affordable by lower-income households.

- o Program Financing: U.S. Department of Housing and Urban Development (HUD).
- o Program Implementor: HUD and private developers.
- o Time Frame: 1985 - 1991.
- o Program Supports: Policies 1.1, 1.2, 1.4, 1.7

Program 1.j Farmers Home Administration Section 502 Program

The Farmers Home Administration provides direct loans for the purchase, relocation or rehabilitation of ownership housing to lower-income households at interest rates as low as one percent and with down payments as low as zero percent of cost. Subdivisions may receive pre-commitments of Section 502 financing for eligible potential homebuyers.

California City is eligible for Section 502 financing and related programs because it meets the FmHA requirements for size and rural character. Numerous developers have utilized this program in the County in the past, and continue to do so, though funding has been cut back significantly in recent years.

As with the other FmHA programs, this one should also be included in the Housing Element Supplement.

- o Program Objective: To increase the supply of ownership housing available to and affordable by lower-income households.
- o Program Initiator: Private developers. The County of Kern Community Development Program Department will assist in evaluation of suitable sites, substantiation of housing need, and the like. City staff will also provide information and assistance, as required.
- o Program Financing: Farmers Home Administration.
- o Program Implementor: FmHA and private developers.
- o Time Frame: 1985-1991.
- o Program Supports: Policies 1.1, 1.2, 1.4, 1.7.

Program 1.k Farmers Home Administration Section 523 Technical Assistance Grant for Mutual Self-Help Housing

Farmers Home Administration housing programs contain provisions for mutual self-help in housing production, particularly under the FmHA ownership housing program (Section 502). Under mutual self-help provisions, families participating in FmHA housing

production programs by contributing labor on a mutually-supportive basis in order to further reduce housing costs are eligible to receive technical assistance grants to assist them in carrying out their projects.

Where interested prospective homeowners otherwise eligible for FmHA assistance are pursuing mutual self-help housing opportunities, the City and County will encourage, and assist with, their application for Section 523 Technical Assistance Grants.

Self-Help Enterprises has used this program to advantage in McFarland and Wasco, but never in California City or an unincorporated portion of the County.

Because this program relies to a large extent on volunteer labor, it should continue to be included as funding sources from FmHA could remain intact for a self-help program.

- o Program Objective: To assist households participating in mutual self-help projects to carry out their housing construction activities.
- o Program Initiator: Participating households.
- o Program Financing: Farmers Home Administration.
- o Program Implementor: FmHA, City Staff, and County Community Development Program Department for technical assistance.
- o Time Frame: 1985-1991.
- o Program Supports: Policies 1.1, 1.4, 1.6, 1.7.

Program 1.1 California Housing Finance Agency Mortgage Assistance Programs

The California Housing Finance Agency (CHFA) has provided below-market interest rate construction and long-term financing for selected development projects. Through this program, individual homebuyers are able to take advantage of very favorable mortgage interest rates. The program also is applicable to rental housing under which the program financing is used as a construction loan and converts to permanent financing. Twenty percent of those units must be occupied by low and moderate income families. The low interest rates result from the State agency's ability to sell tax exempt revenue bonds.

From 1982 through August 1985, the CHFA had financed 306 loans for single family units throughout Kern County. The majority of the loans were made in incorporated cities (Arvin, Delano, Wasco, and within the Metropolitan Bakersfield area), except for two projects near Tehachapi in Golden Hills.

The CHFA is currently accepting applications for fund reservations for a new issue sold in late 1985. This issue will have a different set of criteria for loan applicants -- the loans will be FHA insured, so FHA qualifications will be utilized for potential loan recipients. Over \$13 million has been allocated for use in Kern County.

As funds have already been allocated for use in Kern County, this program should be included in the Housing Element Supplement. This program has particular benefit for the elderly, female-headed households and handicapped.

- o Program Objective: To increase the supply of sales or rental housing available to and affordable by lower and moderate income households.
- o Program Initiator: Private developers after a Request for Proposals by CHFA.
- o Program Financing: California Housing Finance Agency.
- o Program Implementor: CHFA and private developers.
- o Time Frame: 1985 - 1991.
- o Program Supports: Policies 1.1, 1.2, 1.3, 1.4, 1.7.

Program 1.m Farmers Home Administration Section 523/524 Rural Housing Site Loans

This program provides to FmHA housing program developers and sponsors loans to cover costs of acquisition and preparation of sites to be used for the construction of FmHA-assisted housing. Essentially, it provides a form of seed money to finance the "up-front" costs of housing development. The front-end costs of land acquisition and site preparation, including infrastructure, frequently constitute an inhibitor to the production of housing.

No loans utilizing these FmHA programs have been made recently in Kern County; however, this program should remain in the City's housing program strategy.

- o Program Objective: To assist with costs of housing site acquisition and preparation.
- o Program Initiator: Private developers or non-profit housing sponsors.
- o Program Financing: Farmers Home Administration.
- o Program Implementor: Private developers and/or non-profit sponsors.

- o Time Frame: 1985 - 1991.
- o Program Supports: Policies 1.1, 1.2, 1.3, 1.4, 1.7.

Program 1.n Land Cost Write Downs and/or Subsidized Infrastructure Costs

Each of these techniques is designed to reduce the cost of housing by eliminating or reducing the cost of development. Public funds, usually grant monies, are used to finance the subsidies;; developments themselves customarily are built by private developers or non-profits. Throughout Kern County these devices have only been used in connection with other subsidized financing such as available from HUD, FmHA and the State. Typically the funds are used to close the gap between available funds and total project cost.

As is mentioned in the Housing Element for the County Unincorporated Area, this program was thought unlikely to be used because land and development costs were low enough for Section 235 and Section 8 housing to be built without further financial assistance. This has proven to be correct.

However, CDBG funds were used to partially finance two developments in unincorporated Kern County, as well as one in the City of Arvin.

In the area west of Delano, the Housing Authority built 62 rental units using State financing. As a condition of the financing, the State requested a local contribution for purchase of the lots. Community Development Block Grant funds were used for this purpose.

In Rosamond FmHA financed 44 units of senior citizen housing, 10 units through a non-profit corporation. FmHA had insufficient funds to pay for off-site improvements, so the County agreed to use Block Grant funds for that purpose. These projects are now complete.

To maximize the potential of project development and to perhaps increase project feasibility, this program should be included in the Housing Element Supplement for use in California City.

- o Program Objective: To lower development costs in order to render assisted housing programs feasible.
- o Program Initiator: County of Kern Community Development Program Department; Board of Supervisors through budget approvals.

- o Program Financing: Community Development Block Grant Funds, other grant funds as might become available.
- o Program Implementor: County of Kern Community Development Program Department.
- o Time Frame: 1985 - 1991.
- o Program Supports: Policies 1.1, 1.2, 1.3, 1.4, 1.7.

STUDY PROGRAMS

Program 1.0 Energy Conservation Incentives Program

Conservation of our nonrenewable natural energy resources has become an important state and national goal in recent years. Conservation efforts also can have practical, positive benefit to community residents to the extent that they result in lower recurring shelter costs. Energy conservation in housing can take a variety of forms. Dwellings can be designed and sited so as to take advantage of the natural climate to reduce heating and cooling needs. Energy-saving features and equipment can be installed in both new and remodeled units.

The City wishes to encourage builders and those remodeling homes to incorporate cost effective energy conservation features into the housing stock. An initial step in this direction will be the development of an incentive program designed to provide concrete benefits to those who invest in energy-saving features in new residential development. Such an incentive program may take a form similar to that now mandated by state law for affordable housing (i.e., the provision of density bonuses or alternative incentives where a stipulated level of increased cost accrues to the provision of energy conserved features).

The major suppliers of residential energy, Pacific Gas and Electric and Southern California Edison, have established programs which contain incentives to retrofit residences with energy conserving materials and equipment. Also, the State has mandatory energy regulations that apply to new residential construction. The County Planning and Building Department also reviews energy usage as part of the environmental review process and building design review. Energy saving procedures are recommended and encouraged for use in commercial/industrial projects, as well.

Although mandated by the State to incorporate energy-saving devices in building construction, the City should include this program in the Housing Element to show support for innovation and energy awareness.

- o Program Objective: To conserve nonrenewable natural resources and to reduce ongoing housing costs.
- o Program Initiator: City Council via adoption of this Housing Element Supplement.

- o Program Financing: City, for staff time.
- o Program Implementor: California City Planning staff.
- o Time Frame: 1985 - 1991.
- o Program Supports: Policy 1.6.

Program 1.p "Fast Track" Development Processing

The time consumed in the development approval process can add to housing price; extended processing time increases developers' carrying costs. An evaluation of development permit processing procedures will be done to determine whether unnecessary time delays are inherent in the process and to identify methods by which proposed residential development, especially that designed to serve the needs of lower and moderate income persons, can be assisted by accelerated processing procedures.

- o Program Objective: To reduce housing costs.
- o Program Initiator: Appropriate City Departments.
- o Program Financing: City, for staff time.
- o Program Implementor: Appropriate City Departments.
- o Time Frame: 1986 - 1988.
- o Program Supports: Policies 1.1, 1.2, 1.3, 1.4, 1.6, 1.7.

Program 1.q Mobile Home/Manufactured Housing Incentive Zones

The city currently permits placement of mobile homes and manufactured housing within residential zones through the use of standards for placement of mobile homes, structural criteria for mobile homes, and a review procedure for permit approval. Mobile homes are a particularly viable method for providing homes for lower-income persons and to help retain the affordability of the area.

This study program is designed to assess the potential for encouraging mobile home subdivisions and to identify suitable residential areas to be designated for manufactured housing developments through the adoption of priority area zoning plans utilizing special design criteria and/or density incentives. Such designations would be incorporated into the Land Use Element of the General Plan and the zoning ordinance.

- o Program Objective: To identify opportunities for and to assess advantages of mobile home/manufactured housing incentive zones.

- o Program Initiator: Appropriate City Departments.
- o Program Financing: City Council, for staff time.
- o Program Implementor: Appropriate City Departments.
- o Time Frame: 1987 - 1988.
- o Program Supports: Policies 1.1, 1.2, 1.4, 1.5, 1.7.

In addition to the programs previously identified in this Housing Element amendment, there is an additional program which should be included to address the issue of Equal Housing Opportunities. It should be noted that although this program is listed under the new construction programs, the issue of fair housing covers all housing, regardless of age or tenure.

Program 1.r Equal Housing Opportunities Program

In mid-1983, Fair Housing Workshops were conducted by the Kern County Community Development Program Department, in association with the City of Bakersfield Community Development Department. The purpose of the workshops was to educate people throughout the County, including all incorporated cities, about Fair Housing and to start to define possible local solutions to the problem.

Several actions occurred as a result of these meetings. A Fair Housing Task Force was created, with members appointed by the Kern County Board of Supervisors and the Bakersfield City Council. The Community Development Departments from both the City of Bakersfield and County allocated staff time to assist the Task Force and to begin an education and information services program for use by housing consumers and providers.

The Fair Housing Task Force was comprised of people concerned with the elimination of illegal discrimination in access and occupancy of housing in Kern County. The Task Force met on numerous occasions, developed a formal organizational structure with elected officers and committees. They held public meetings to solicit input and comments, and have prepared a report which identifies issues/problems and makes recommendations for solutions to the problems. The report was presented to the Board of Supervisors and City Council for consideration in August 1985. The report also made recommendations on the capacities of various organizations (and potential ones) which could carry out future Fair Housing services and what funding sources might be available.

Acting on the recommendations in the report, the County Board of Supervisors authorized the Fair Housing Division to be created at the Department of Weights and Measures. The Fair Housing Division began officially operating July 1, 1986.

Until July 1986, the City of Bakersfield and County staffs, along with various private organizations carried out educational services. They distributed various literature to apartment and duplex tenants (including a Spanish translation) on issues such as housing rights, tenant/landlord relationships and responsibilities, and fair housing rights. Publications have also been made available to phone inquiries.

The staffs have made public presentations on Fair Housing issues to numerous agencies, organizations and groups. In addition, they have worked with local media to obtain coverage on Fair Housing. They have also distributed information on Fair Housing at the County Fair, at food give-away distribution centers, and at the Kern County Apartment Association's Rental Housing Trade Show.

The County Community Development Department has administered the Home Access Grant Program for the Physically Handicapped. They will continue with this program as it has been an effective tool in preventing discrimination against handicapped people.

The new Fair Housing Division at the Department of Weights and Measures will be continuing with the above mentioned activities, and expanding the programs. In cooperation with the Fair Housing Division, California City will act in a liaison capacity between local city residents and the County office. Literature on Fair Housing will be made available at city offices, and inquiries/complaints will be referred to the County.

The Community Development Department will be continuing with their program efforts to assist the physically handicapped.

- o Program Objective: To provide for equal housing opportunities for all residents in Kern County, including incorporated cities.
- o Program Initiator: County of Kern Departments of Weights and Measures and Community Development; City of California City.
- o Program Financing: County of Kern
- o Program Implementor: County of Kern, City of California City.
- o Time Frame: 1985-1991.
- o Program Supports: Policies 1.1, 1.2, 1.3, 1.4, 1.7.

The preceding objective and policies have dealt with new construction. Objective 2, the implementing policies, and subsequent programs relate to the rehabilitation of housing units.

Objective 2: To increase the supply of sound housing at prices affordable by all segments of the community through the rehabilitation of 15 (approximately 25 percent) of those dwelling units which are currently substandard over the next five years.

Other incorporated cities in Kern County have received the bulk of available rehabilitation funding, particularly funds from the Community Development Program Department. In the unincorporated County area, approximately 200 units were rehabilitated utilizing some form of government assisted funding. This figure does not include rehabilitation which occurred in the form of funding for sewer hookups or septic tank replacement. It also does not include disaster relief funding which was made available in the Kern River Valley and Lamont area.

The figure identified in Objective 2 is valid for the 1985 to 1991 period for the following reasons. Grant funds should now be more available to California City, since the other incorporated cities have had priority consideration during the previous five years. Additionally, California City has little need for rehabilitation programs. California City is a relatively new city. Almost 95 percent of the units in the city, both owner and rental units, were built after 1959. The majority of the units in the city were constructed between 1960 and 1969.

It should also be recognized that the private sector is providing additional improvements to the existing substandard units in California City. Improvements are being made in both owner and renter occupied units. The exact amount of rehabilitation which is occurring is not easy to define, since building permits for such activities lack specific information on the extent of the activity, and whether such activity provides for a rehabilitated unit. For example, a building permit might indicate a permit to remodel a kitchen, but there is no indication if that remodel is for aesthetic purposes or to correct a health and safety issue.

Policy 2.1: Encourage the rehabilitation of both owner-occupied and rental units throughout the community.

Policy 2.2: Provide financial and technical assistance to those property owners wishing to participate in a residential rehabilitation program.

Policy 2.3: Aggressively pursue the acquisition of grant or other funds sufficient to finance rehabilitation of all dwellings considered substandard at the time of adoption of this Element.

Policy 2.4: Encourage community self-help activities to promote housing rehabilitation within the City.

The policies identified above are contained in the current Housing Element and should remain valid during the time frame of this document (1985 - 1991). All rehabilitation programs identified in the current Housing Element support these policies.

The following is a description of the rehabilitation activities which have occurred as a result of each program defined in the current Housing Element. Recommendations for continued inclusion as viable program options are also included in the discussion of each program.

Program 2.a Low-Interest Home Improvement Loan Programs

A variety of programs existing at the time of preparation of this Housing Element provide low-interest home improvement loans to participants in residential rehabilitation programs. Some such programs are financed with a combination of Community Development Block Grant monies and funds supplied by private lenders; some of the programs rely completely on Community Development Block Grants; others use direct loan funds available through the U.S. Department of Housing and Urban Development and the Farmers Home Administration; still others obtain capital for loans from the California Housing Finance Agency or from tax-exempt revenue bonds issued by local jurisdictions. Additional methods for producing low-interest rate home improvement loans doubtless will be developed in the future.

The primary objective of the City in the inclusion of this generic program in its Housing Element is to affirm its desire that such favorable financing be made available to residents and owners of rental units who need such financial assistance in order to undertake rehabilitation activities.

Some of the more readily available sources of financial assistance for rehabilitation, such as the Community Development Block Grant program, are limited. It is necessary that more than one source of capital for low-interest loans be available given the variety of need for rehabilitation in the City. Sources of funds sufficient to meet rehabilitation needs within the community need to be pursued.

The range of programs outlined in the current Housing Element reflect a limited set of program options. Additional programs, which will increase the number of programs for utilization in the future, are added at the end of the discussion of current programs.

Program 2.a(1) Farmers Home Administration 502 Loan Program

Families of lower income who purchase homes needing rehabilitation, and who qualify for FmHA financing, may obtain favorable long-term mortgage funds at interest rates as low as one percent to both buy and rehabilitate their homes.

The FmHA has made few 502 rehabilitation loans in the County, and none in California City. Funding levels for this program are being cut at the national level, but since it has been used in the past to assist with the overall rehabilitation effort, it will be included in this revision.

Program 2.a(2) Farmers Home Administration Section 504 Loan/Grant Program

This special program is directed to very low-income homeowners who cannot qualify for the Section 502 program discussed above. It provides loans, grants, or a combination of the two to assist in essential minor repairs to dwellings; there is a \$5,000 limit. Persons over 62 years of age and who otherwise qualify may receive assistance in the form of a grant.

As with the 502 program, the FmHA has not made any 504 loans since early 1981. Although its continued funding is uncertain, it will be included here should loan/grant funds become available.

Program 2.a(3) HUD Section 8 Moderate Rehabilitation Program (or Successor Programs)

During the time since adoption of the current Housing Element, the City has not utilized this program.

This program is no longer being funded; however, a replacement program is available. It will be discussed in the Program Additions section of the Housing Element.

Program 2.a(4) Marks-Foran Residential Rehabilitation Act.

This program was not utilized in California City. It is no longer being funded, and should not be included in the Housing Element revision.

Program 2.b Community Home Repair Assistance Program

The extent of utilization of this program cannot be determined, as individual members of the community have provided assistance for home improvement repairs on an informal, as-needed basis. That was the original intent of this program, in addition to the more formalized structure a civic or religious organization could have provided.

Because of the sense of community which exists in California City, this program should remain as a viable method for providing for housing rehabilitation, especially for those minor repairs needed throughout the City.

Program 2.c Materials Grant Program (or the Employment Training Resource Program)

The Materials Grant Program, along with the Handyman Services Program, have operated essentially as one program since being identified in the current Housing Element. The programs provided funding for materials and technical services to perform rehabilitation activities.

These programs have been replaced by the Employment Training Resource Program. Through this new program, a maximum of \$1,500 is made available for the purchase of materials for minor home repair. Employment Training Resource carpenter's pre-apprentice personnel provide the necessary manpower to make the repairs.

This program should be retained in this Housing Element Supplement, although it will be referred to as the Employment Training Resource Program.

Program 2.d Home Improvement Information Program

As previously described in Program 1.d and 1.e, this program has been in existence in an informal way for several years. As rehabilitation efforts have begun in the neighborhood, outreach efforts are intensified to attract and encourage participation in the programs.

This program should be included in the City's rehabilitation strategy for 1985 through 1991.

Except where specifically indicated, all programs contained in the existing Housing Element should be included in this update for use in meeting the City's rehabilitation goals.

New Programs Added to the Current Housing Element to Implement Rehabilitation Policies

Program 2.e Community Development Block Grant Loans

The Kern County Community Development Program Department administers a low-interest rehabilitation loan program which uses block grant funds to underwrite market interest rates on home improvement loans made by private lending institutions. The interest rates on these loans is 5, 7 and 9 percent. Loans are made available to households with incomes at or below 120 percent of

the County median income. Loans are available to owner-occupants and under slightly different conditions, to owners of rental property. It is expected that this program, or a program very similar to it, will be operative within the County for some years.

Many homeowners would qualify for the program as initially structured, and it can be expected that only minor modifications will be made over the short term. Therefore, this program can be of measurable assistance in achieving rehabilitation goals.

- o Program Objective: To make low-interest rehabilitation loans available to low and moderate income homeowners, and owners of rental property.
- o Program Initiator: County of Kern Community Development Program Department; Board of Supervisors through budget approvals.
- o Program Financing: Community Development Block Grant funds to underwrite interest rates of private lender loans.
- o Program Implementor: County of Kern Community Development Program Department.
- o Time Frame: 1985 - 1991.
- o Program Supports: Policies 2.1, 2.2, 2.3.

Program 2.f Deferred Payment Rehabilitation Loans

Many City homeowners needing assistance in housing rehabilitation have incomes so low that repayment of home improvement loans on a monthly basis at any interest rate is not financially feasible.

This program has been important to successful housing rehabilitation throughout the County since a form of financial assistance can be made available to homeowners of very low-income who could not otherwise undertake needed home repairs.

Deferred payment rehabilitation loans use grant funds to make a home improvement loan which does not require repayment until title to the property being rehabilitated passes to another party. In most cases, such loans do not carry interest.

Because they do not require repayment until sale of the property, these types of loans function for the borrower much as an outright grant would. However, the grant funds are recouped for additional use by the public when the property changes hands, whereas a grant does not revolve.

The City sees the potential need for this program, although recognizing the fact that this form of financing uses more grant funds than the more highly leveraged techniques. The City also realizes that the volume of deferred payment loans or similar techniques is limited.

- o Program Objective: To provide a form of rehabilitation financing suitable to the needs of very low-income and other households with severe financial constraints.
- o Program Initiator: County of Kern Community Development Program Department; Board of Supervisors through budget approvals.
- o Program Financing: Community Development Block Grant.
- o Program Implementor: County of Kern Community Development Program Department.
- o Time Frame: 1985 - 1991.
- o Program Supports: 2.1, 2.2, 2.3.

Program 2.g Rental Rehabilitation Programs

Over time several different programs have been available to give financial and technical assistance to rental property owners wishing to repair or rehabilitate their units. For example, the Section 8 Moderate Rehabilitation Program worked because it provided a long-term rent subsidy to tenants of repaired units. Today, however, emphasis is typically upon lowering the initial cost of construction or interest rates on the loan, but then allow the units to operate within the general housing market without a lot of constraints. Usually these programs do require a percentage of the units to be occupied by low and moderate income people. In addition, there are long-term requirements regarding access to units regardless of race, religion, sex, ethnicity and national origin.

- o Program Objective: To repair and rehabilitate rental units, making some units available to low and moderate income households. Some programs are targeted to specific areas.
- o Program Initiator: County of Kern Community Development Program Department; HUD.
- o Program Financing: CDBG program; other HUD funds, private lenders.

- o Program Implementor: Community Development Program Department; property owners.
- o Time Frame: 1985 - 1991.
- o Program Supports: Policies 2.1, 2.2, 2.3, 2.4.

Program 2.h Home Access Grant Program for the Physically Handicapped

People with physical handicaps are often faced with an extra burden in their day-to-day lives. In some cases physical changes in the house or apartment in which a handicapped person lives can measurably improve access and use for that person. The Home Access Program is designed to provide those physical changes, on a grant basis, for handicapped people of low or moderate income.

Typical improvements can include a ramp, railings, widening of doorways, grab bars at bathtub or showers, and wrist faucets. Each case is individually assessed as to the nature of the person's handicap and the physical improvements which would be of help. A physician's certification is needed to verify the handicap and its permanence. This is a grant program, available throughout the County. Rental units are included in the program if the permission of the owner is obtained.

The County Community Development Program Department has utilized this program in California City, although it was not specifically mentioned in the current Housing Element. The City wishes to continue to utilize this program as funds are available at the County, and to include the program in this Housing Element Supplement.

- o Program Objective: To make physical improvements which aid access and use of a handicapped person's house or apartment.
- o Program Initiator: County of Kern Community Development Program Department; individual handicapped persons.
- o Program Financing: CDBG funds, some funds also available through Welfare Department.
- o Program Implementor: Community Development Program Department and individuals.
- o Time Frame: 1985 - 1991.
- o Program Supports: Policies 2.1, 2.2, 2.3, 2.4.

It is important to the long-term health and viability of the City, and to the City's (and County's) long-term financial assistance burden, that standard housing be conserved and maintained in a proper manner.

Objective 3 (Both Elements): To maintain the supply of sound housing in the City through the conservation of the currently sound housing stock, as well as newly-constructed and rehabilitated units and the affordability of the units (250 units between 1985 and 1991).

Policy 3.1: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

Policy 3.2: Encourage owners and occupants of sound housing to maintain that housing on a continuing basis.

Policy 3.3: Promote community self-help efforts in support of housing conservation.

The programs identified to implement the policies stated above are as follows.

Program 3.a Home Maintenance Counseling Program

This program was implemented in conjunction with the Information Outreach programs. However, home maintenance counseling has proven to be an ineffective tool to accomplish the goals of "preventative maintenance." It required considerable staff time, not only for the actual counseling sessions, but in preparation for the sessions. Because of other activities which were proving more effective in housing rehabilitation, this program received a lower priority. The program proved to be a poor allocation of staff resources, when compared to tangible, long-term results.

The tasks identified should be appropriately incorporated into Program 2.d, and this program deleted from the Housing Element revision.

Program 3.b Neighborhood "Clean-Up/Fix-Up" Campaigns

This program approach also is related both to the prevention of deterioration by the encouragement of continued home maintenance and to the stimulation of housing rehabilitation activities. It consists of the designation of a day or weekend as "neighborhood clean-up/fix-up" day, with public sponsorship of the activities.

This program has been initiated in various areas throughout the City, and should be retained for future use in the City.

Program 3.c (Both Elements) HUD Section 8 Housing Assistance
Payments Program

This version of the Section 8 program provides housing assistance payments on behalf of eligible lower-income households to private property owners to make up the difference between the fair market rent of a unit and the amount the eligible tenant can afford to pay. Termed the "existing housing" program, it requires that the units in which assisted tenants live be in sound condition.

Increased use of this program can have the effect of promoting housing conservation efforts. Frequently, in order for a dwelling to be placed in the program, minor repairs must be made.

The program is administered by the Kern County Housing Authority. Its potential availability to residents can be more widely publicized as part of the housing information programs described in earlier sections of this chapter. Its applicability to the interest of rental unit property owners can be more effectively publicized through the same mechanisms.

This program is recommended for continued inclusion in the Housing Element Supplement.

TABLE 4-1
HOUSING PROGRAM SUMMARY

GOAL: To provide an adequate supply of sound, affordable housing in a safe and satisfying environment for residents and others who wish to live in California City.

OBJECTIVES	POLICIES	PROGRAMS	UTILIZED 1984-85	RETAIN
1. To increase the supply of sound housing at prices affordable by all residents through the construction of an annual average of 55 to 70 units over the next five years.	1.1 - Encourage the development of a price-balanced housing stock within the community, suitable to the economic needs of community residents.	Assisted Housing for the Elderly and Handicapped: Policies 1.1, 1.2, 1.3, 1.7	No	Yes
	1.2 - Encourage the private development of housing designed and priced to suit the special needs of the elderly and disabled.	Farmers Home Administration Section 515 Program: Policies 1.1, 1.2, 1.3, 1.7	No	Yes
		Municipal Mortgage Loan Program: Policies 1.1, 1.4, 1.5	No	Yes
	1.3 - Encourage the development of additional rental units at a variety of prices.	Housing Information Hot Line: Policies 1.1, 1.2, 1.3, 1.4, 1.7	Yes	Yes
	1.4 - Encourage the development of additional ownership housing opportunities at prices affordable by all segments of the community.	Housing Information Outreach Program: Policies 1.1, 1.2, 1.3, 1.4, 1.7	Yes	Yes
	1.5 - Maintain the low density residential character of California City.	Local Plans and Standards Review: Policies 1.1, 1.2, 1.3, 1.6	No	Yes
	1.6 - Encourage the use of passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.	Affordable Housing Incentives Program: Policies 1.1, 1.2, 1.3, 1.4, 1.6, 1.7	No	Yes
		Energy Conservation Library: Policy 1.6	No	Yes
	1.7 - Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.	HUD Section 235 Homeownership Program: Policies 1.1, 1.2, 1.4, 1.7	No	New Program
		Farmers Home Administration Section 523 Technical Assistance Grant for Mutual Self-Help Housing: Policies 1.1, 1.4, 1.6, 1.7	No	New Program

Table 4-1, continued

OBJECTIVES	POLICIES	PROGRAMS	UTILIZED 1984-85	RETAIN
Objective 1, continued		California Housing Finance Agency Mortgage Assistance Programs: Policies 1.1, 1.2, 1.3, 1.4, 1.7	No	New Program
		Farmers Home Administration Section 523/524 Rural Housing Site Loans: Policies 1.1, 1.2, 1.3, 1.4, 1.7	No	New Program
		Land Cost Write Downs and/or Sub- sidized Infrastructure Costs: Policies: 1.1, 1.2, 1.3, 1.4, 1.7	No	New Program
		Energy Conservation Incentives Program: Policy 1.6	No	New Program
		"Fast Track" Development Processings: Policies 1.1, 1.2, 1.3, 1.4, 1.6, 1.7	No	New Program
		Mobile Home/Manufactured Housing Incentive Zones: Policies 1.1, 1.2, 1.4, 1.5, 1.7	No	New Program
2. To increase the supply of sound housing at prices affordable by all seg- ments of the community through the rehabilita- tion of approximately half (approximately 30) of those dwelling units which are currently sub- standard over the next five years.	2.1 - Encourage the rehabilitation of both owner-occupied and rental units through- out the community.	Low-Interest Home Improvement Loan Programs, Including:		
	2.2 - Provide financial and technical assistance to those property owners wishing to participate in a residential rehabilitation program.	Farmers Home Administration Section 502 Loan Program: Policies 2.1, 2.2, 2.3, 2.4	No	Yes
		Farmers Home Administration Section 504 Loan 1 Grant Program: Policies 2.1, 2.2, 2.3, 2.4	No	Yes

Table 4-1, continued

OBJECTIVES	POLICIES	PROGRAMS	UTILIZED 1984-85	RETAIN
Objective 2, continued	2.3 - Aggressively pursue the acquisition of grant or other funds sufficient to finance rehabilitation of all dwellings considered substandard at the time of adoption of this Element.	HUD Section B Moderate Rehabilitation Program: Policies 2.1, 2.2, 2.3, 2.4	No	No
		Marks-Foran Residential Rehabilitation Act: Policies 2.1, 2.2, 2.3, 2.4	No	No
	2.4 - Encourage community self-help activities to promote housing rehabilitation within the City.	Community Home Repair Assistance Program: Policies 2.1, 2.2, 2.4	No	Yes
		Materials Grant Program: Policies 2.1, 2.2, 2.3, 2.4	No	Yes
		Home Improvement Information Program: Policies 2.1, 2.2, 2.3, 2.4	Yes	Yes
		Community Development Block Grant Loans: Policies 2.1, 2.2, 2.3, 2.4	No	New Program
		Deferred Payment Rehabilitation Loans: Policies 2.1, 2.2, 2.3	No	New Program
		Rental Rehabilitation Loans: Policies 2.1, 2.2, 2.3, 2.4	No	New Program
		Home Access Grant for the Physically Handicapped: Policies 2.1, 2.2, 2.3, 2.4	No	New Program

Table 4-1, continued

OBJECTIVES	POLICIES	PROGRAMS	UTILIZED 1984-85	RETAIN
3. To maintain the supply of sound housing in the City through conservation of the currently sound housing stock, as well as newly-constructed and rehabilitated units.	3.1 - Promote increased awareness among property owners and residents of the importance of continuous maintenance to long-term housing quality.	Home Maintenance Counseling Program: Policies 3.1, 3.2, 3.3	Yes	Yes
	3.2 - Encourage owners and occupants of sound housing to maintain that housing on a continuing basis.	Neighborhood "Clean-Up/Fix-Up" Campaigns: Policies 3.1, 3.2, 3.3	No	Yes
	3.3 - Promote community self-help efforts in support of housing conservation.	HUD Section 8 Housing Assistance Payments Program: Policies 3.1, 3.2, 3.3	No	Yes

CHAPTER 5

HOUSING DEVELOPMENT CONSTRAINTS
AND OPPORTUNITIES

HOUSING DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES UPDATE

As part of the review and update of the Housing Element, the constraints and opportunities to housing development must be analyzed. In the current Housing Element, this analysis was performed utilizing the following format: Land Availability, Utilities and Services, Housing Production Constraints (Market, Government, Public Perception), Development Opportunities and Site Evaluation Criteria.

This review/update will follow the current format. The current analysis will not be repeated here, but changes/additions/improvements to each category will be identified.

LAND AVAILABILITY

As stated in the statistical analysis update of the Housing Element, over 112 units have been added to the housing supply in the City from 1980 to 1984. It is estimated that approximately 103 additional housing units will be required to meet the housing need in California City from 1985 to 1991, and there is sufficient land zoned for residential development to accommodate housing demand in the City.

It should be noted here that the density requirements for multi-family units (as stated in the 1984 Housing Element) were incorrect. The 1984 Element stated that the maximum density was 6 dwelling units per acre for multi-family units. The zoning requirements for multi-family units (zoned RM-2) are: a minimum lot size of 6,000 sq. ft., with 1,500 sq. ft. of lot area per unit. With a conditional use permit the City would permit multi-family units with 1,000 sq. ft. of lot area per unit. The ordinance could allow 6 dwelling units per lot, not per acre, as stated in the previous Housing Element. To insure that this error would not preclude someone from constructing multi-family units, all remaining 1984 Housing Elements will have the "6 dwelling units per acre" language deleted (on page 6-3), and a note inserted which would refer the reader to this Supplement.

The determination that the City has enough vacant land to accommodate the projected future housing demand was based on the following analysis.

California City has over 48,000 total subdivided lots. These lots are the vacant lots remaining in the "First Community" portion of the City, and subdivided lots within that portion of California City referred to as the "Second Community."

The lots which remain in the "First Community" and which have infrastructure available are located primarily to the north and

south of California City Blvd., the major transportation corridor through the developed portion of the City. There is an adequate land use/zoning mix to permit development of both single family and multi-family units.

In addition to the vacant land in the "First Community" (which has immediate access to necessary infrastructure), there are approximately 3,434 lots within the "Second Community" which are improved with streets and water. Approximately 1,667 of the 3,434 lots will be fully developed with water, streets and electric services by mid-1987. No sewer lines are installed as the lots will be individually served by on-site septic systems.

Of the 1,667 lots, approximately 10 percent are zoned for multi-family units, 85 percent for single family units, and 5 percent for commercial and public facility uses.

In addition to the 1,667 lots, there are over 19,300 lots which could be developed if there were a demand. The lots are currently unimproved with access by dirt streets only. Improvements to these lots with water, drainage and desert mix streets could occur, as they qualify for receipt of Subdivision Deferred Improvement funds. This SDI fund (approximately \$35 million dollars) was utilized as a mechanism to allow subdivisions to occur without improvements, with the stipulation that the developer contribute to this SDI fund based on a per lot fee. This SDI fund was established during the height of subdivision activity in California City between 1967 and 1972, and encompasses approximately 30 tracts.

The primary drawback to utilization of these 19,300 lots is the cost of installing/extending utility transmission lines. Southern California Edison Company has the capacity to service potential demand, but the cost of extending lines to service a few lots would be cost-prohibitive. In some areas of the City, however, the City has approved the use of on-site generators which allow land owners to build on their property.

The Regional Housing Allocation Plan prepared by the Kern County Council of Governments identified vacant potential dwelling unit sites throughout the County by community and County Planning Area. To supplement the information presented above and the information contained in the current Housing Element, the site analysis information from the Regional Housing Allocation Plan is incorporated herein by reference. The relevant portion of the text of the Regional Housing Allocation Plan (the Antelope Valley Planning Area) is included in Appendix A.

DOMESTIC WATER

The City has wells which pump from groundwater supplies with sufficient quantity to meet all of its current needs. The Antelope Valley-East Kern Water Agency (AVEKWA) is a supplier of

imported water, to which the City has access. At the present time the AVEKWA source provides backup supply and capacity for future growth. The City's entitlement to the AVEKWA water, plus the water supplied by the wells, is about eight (8) million gallons per day (MGD). In 1985, the average demand was approximately 2.61 mgd. The availability of water for this desert community is not a constraint to development.

To ensure that the City has a continuing viable water supply system, the original water system installed in the First Community (which has an inadequate design for today's needs) is being upgraded through a replacement program. Through this replacement program, substandard lines will be systematically replaced during a period of 10 to 20 years.

SEWER FACILITIES

As was indicated in the current Housing Element, the City was in the process of securing a Clean Water Grant from EPA which would provide for a sewer treatment plant with a design capacity of .35 mgd. This design capacity is estimated to accommodate a connected population of 3,500.

The facility has been expanded and can now accommodate the 3,500 population. The population projections in Chapter 3 indicate a 3,400 population by 1990. On the surface this appears to pose an immediate problem; this, however, is not the case. The capacity could, most probably, accommodate growth through 1991 as currently only about 50 percent of the City's residents are connected to the sewer system. It is unlikely that the remaining half of the residents will connect to the City's sewer system, as funds are not available to extend the sewer lines.

The new capacity can accommodate projected growth to 1991, and for some time beyond that date. The City recognizes, however, that there could be a problem in the future and is now investigating solutions to the potential growth limiting problem.

SOLID WASTE

California City is still utilizing the County landfill site near Mojave, which is monitored by the Kern County Health Department. This site has the capacity to accommodate the needs of California City through 1990.

EDUCATION

As indicated in the current Housing Element, the Robert P. Ulrich Elementary School, located in California City, could anticipate capacity problems by 1988. In a phone interview with Elementary School staff, the projected capacity problems could materialize by the 1988 date.

Elementary School staff indicated plans were being discussed to accommodate projected growth, but it was not anticipated that the school district would have to resort to imposing school impact fees on future development.

The junior and senior high schools, located in Mojave, have no capacity problems, and could expect to accommodate projected increases in students from California City through 1990.

GOVERNMENTAL CONSTRAINTS

Land Use Controls

The City has a history of encouraging growth and development. The General Plan and accompanying Zoning Ordinance provide for a variety of land uses and zoning to accommodate a broad range of development. There are no growth limiting or exclusionary ordinances which would be a constraint to development.

Building Codes and Enforcement

The City has set valid and responsible building codes for utilization in the City. During the analysis of potential Governmental Constraints to development, these items were not identified as constraints.

On and Off-Site Improvements

The off-site improvement requirements of the City are imposed for Health and Safety considerations of future residents. In some cases, on and off-site requirements of federally sponsored projects are more stringent (and subsequently more costly) than those required by the City.

However, with the availability of CDBG funds to help offset off-site requirement costs, government-subsidized projects become more feasible.

Off-site improvements could only be considered a constraint to development if in-place water/sewer lines need replacing prior to utilization. This potential problem is being corrected by the City through its program of line replacement mentioned earlier in this Chapter.

Fees and Exactions

Processing fees for development projects have increased since the passage of Proposition 13, as the City has attempted to institute a "pay your own way" policy for development processing. This policy is not unique to California City, as cities across the State have had similar experiences.

In 1985, during a review of City fees and development processing, the City increased the development processing to implement the "pay your own way" policy. These fees do not appear to have precluded development of projects, and therefore should not be considered a constraint.

Processing and Permit Procedures

Because of the frequency of building activity in California City, processing time and permit procedures have not been identified as a constraint to development.

Other

During the review of potential governmental constraints to development in California City, there were no other problems than those items previously mentioned.

NONGOVERNMENTAL CONSTRAINTS

Availability of Financing

The market constraints identified in the current Housing Element that relate to the ability to secure financing, unfortunately, still hold true today. Although interest rates have declined significantly since the early 1980's when interest rates climbed to the 18 to 20 percent mark, the other costs associated with development (land and construction, including labor and materials) have increased.

A survey of financial institutions which serve the California City area in August 1985 indicated that fixed interest rates (based on a 30 year mortgage with 20 percent down) ranged between 10.50 to 12.50 percent for new home loans with a sales price between \$57,500 and \$150,000. Adjustable rate loans ranged from between 8.75 percent to 11.175 percent. A variety of down payment options were offered, and ranged from as low as 5 percent to a high of 20 percent.

Construction loans for single family and multi-family developments averaged two percentage points higher than long-term, permanent financing loans, and included loan fees of 1.5 to 2 points, plus \$600 to \$1,000.

Home improvement loans generally were comparable with new construction loans (12.50 to 14.00 percent), plus loan fees of 3 points plus \$225.

Price of Land

While interest rates for construction loans have decreased, the cost of land has increased. The cost range for land does, however, vary between developed lots in the First Community area

and developed or semi-developed lots in the Second Community area of the City.

The following is a comparison between typical land costs in the County Unincorporated area near California City and within the City from 1980 to 1985.

TABLE 5-1
TYPICAL LAND COSTS
1980 - 1985

	<u>1980</u>	<u>1985</u>
California City		
SF (5du/ac)	\$ 3,000	\$ 4,500 - \$10,000
MF (Condo)	900	2,000 - 7,000
MF (Rental Apt.)	900	2,000 - 7,000
Rural Areas/Desert		
SF (5du/ac)	\$ 800	\$ 7,000 - \$12,500
MF (Condo)	400	4,500 - 8,000
MF (Rental Apt.)	400	4,500 - 8,000
Mountain/ Valley Areas		
SF (5du/ac)	\$ 5,000	\$11,500 - \$19,000
MF (Condo)	1,500	7,500 - 16,000
MF (Rental Apt.)	1,500	7,500 - 16,000

Source: Northcutt & Associates

The price of land could be considered a constraint to some developers, but the increased land costs are offset somewhat by lower interest rates. The lower interest rates on long-term loans tend to make overall projects feasible, as evidenced by the new construction activity taking place throughout the County and in California City.

Cost of Construction

In a survey of developers during the months of August and September 1985, it was found that costs of construction were increasing. Since 1980, construction costs had risen from an average of \$32 per square foot for single family units to a range of \$39 to \$54 in 1985. For multi-family and condominium units, the price per square foot had increased from \$28 in 1980 to \$36 to \$48 in 1985.

Other Nongovernmental Constraints

The existing Housing Element identifies public perceptions which have the potential to constrain development of housing that meets the needs of various income groups. Of the public perception constraints which were identified, the major constraint that remains prevalent is that citizen participation in rehabilitation and conservation has not substantially materialized. High interest rates during the early 1980's caused some awareness of the effectiveness of rehabilitation, but the leadership necessary to promote effective citizen activism has not been fully developed. The continued efforts to publicize rehabilitation programs and to encourage private participation in rehabilitation activities should serve to alleviate this constraint.

CHAPTER 6

EVALUATION PROCEDURE

AND CITIZEN PARTICIPATION

EVALUATION PROCEDURE AND CITIZEN PARTICIPATION

As provided for in Government Code Section 65585, if the Housing Element is an amendment to a previously approved document, the responsible planning agency must submit a draft of the proposed amendment to the State Department of Housing and Community Development for their review and evaluation. If the document forwarded to the State Department of Housing and Community Development is an amendment, the Department has 45 days in which to comment on the document prior to it being considered for adoption by the local governing body. As this document is an amendment, the State's 45-day review period will be in affect.

This document has been reviewed for consistency with other elements of the California City General Plan. Changes which might occur as a result of comments made during the 45-day review period by the public, other governmental agencies or by HCD will again be reviewed so consistency with other planning documents will be maintained.

CITIZEN PARTICIPATION

In an effort to achieve public participation of all economic segments of the community in the preparation of the Housing Element update and revision (as required by Government Code Section 65583(c)), the City has utilized the following approach.

Prior to preparing the assessment and effectiveness of the Housing Element programs, various public departments involved in implementing Housing Element programs were contacted to determine the extent of utilization of identified Housing Element programs. The California City staff, Kern County Planning Department, Kern County Community Development Program Department and Kern County Housing Authority were contacted and provided a summary of program activities. Based on program utilization, the success of identified programs could be ascertained, which in turn was used as a barometer of public utilization for each program.

Once the Draft Supplement to the Housing Element has been published and forwarded to the state for review and comment, the City will publish notices that the document is available for review and comment, and will hold a public hearing before the Planning Commission to receive comments and concerns. To assure that a cross section of the population in the City reviews the document, those persons who served on the original Housing Element Task Force (which was made up of a representative cross section of the City) will be sent copies of the Draft Supplement for their review and comment.

Prior to adopting the Supplement Housing Element document, comments from the state, concerned citizens and affected City and/or County agencies will be incorporated, as appropriate.

Once a revised document has been completed, the City will hold formal adoption hearings before the Planning Commission and City Council.

APPENDIX

**REGIONAL
HOUSING ALLOCATION PLAN
FOR THE
COUNTY OF KERN**



**Kern County
Council Of Governments**

NOVEMBER 1984

BEFORE THE KERN COUNTY COUNCIL OF GOVERNMENTS
STATE OF CALIFORNIA, COUNTY OF KERN

RESOLUTION NO. 84-37

In the matter of

1984 REGIONAL HOUSING ALLOCATION PLAN

WHEREAS, The County of Kern and each of the incorporated cities within the County are required by state law to adopt a housing element; and

WHEREAS, Each housing element is required to address the housing needs of all income groups for each jurisdiction; and

WHEREAS, Assembly Bill 2853 requires the State Department of Housing and Community Development to prepare regional estimates of total households which would reflect the region's portion of the total state housing need; and

WHEREAS, Assembly Bill 2853 requires that the Council of Governments for the region prepare housing allocations for all income groups within each jurisdiction; and

WHEREAS, The Kern County Council of Governments has prepared the 1984 Regional Housing Allocation Plan; and

WHEREAS, The Regional Housing Allocation Plan has provided for a period of review and comment by all involved jurisdictions; and

NOW, THEREFORE, BE IT RESOLVED THAT:

The Kern County Council of Governments adopts the 1984 Regional Housing Allocation Plan.

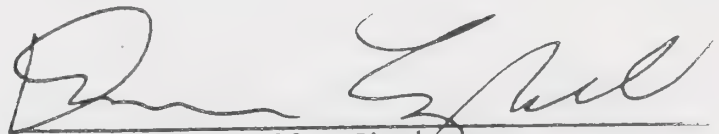
ADOPTED, SIGNED, AND APPROVED THIS 20TH DAY OF DECEMBER, 1984.

AYES: Burkett, Moore, Moser, Velasco, Campbell, Thomas, McNeal, Tharp,
Rupert, Larwood

NOES: None

ABSTAIN: None

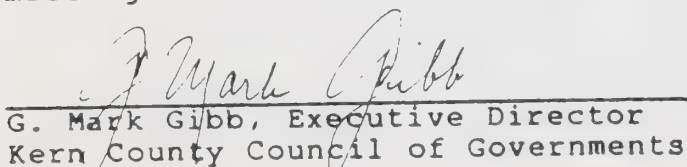
ABSENT: Daily, Wiknich, Austin



Donnie Campbell, Chairman
Kern County Council of Governments

ATTEST:

I hereby certify that the foregoing is a true copy of a resolution of the Kern County Council of Governments duly adopted at a regularly scheduled meeting held on the 20th day of December, 1984.



G. Mark Gibb, Executive Director
Kern County Council of Governments

Date: December 20, 1984

INTRODUCTION

The California State Planning Act requires that every city and county prepare and adopt a long-term comprehensive general plan for the development of the respective jurisdiction. The general plan is a policy document designed to guide the physical development of the jurisdiction in a manner consistent with its physical, social, economic and environmental goals. The plan provides a framework of policies and programs with which local decision-makers may direct the growth of the community.

There are nine mandatory elements of a general plan, one of which is the housing element. The initial housing element requirement was enacted in 1967, however, in 1977 the Department of Housing and Community Development adopted revised guidelines which substantially changed the local requirements in regards to housing elements. A major part of the 1977 State Housing Element Guidelines was a Fair Share Housing Allocation Plan which was to be developed by the Council of Governments for each region. The purpose of developing a fair share plan was "to provide localities with a general measure of local responsibility for addressing a fair share of the market area housing need." The guidelines also stated that "the fair share allocation will provide each locality with a presumptive identification of housing needs for which adequate provision must be made in the housing element."

The housing element guidelines are binding on all cities and counties. All local jurisdictions were to be in compliance with the 1977 housing element guidelines by April of 1980. Before the guidelines could be completely implemented on a statewide basis, however, the state legislature adopted Assembly Bill 2853 which provides an optional path for cities in addressing housing needs and for the Council of Governments in preparing the Regional Housing Allocation Plan.

With the adoption of AB 2853 (Article 10.5, Section 65584 of the Government Code), the Fair Share Housing Plan, which was to address non-market rate housing, primarily low- and moderate-income housing, was revised to a regional housing allocation plan. The regional housing allocation plan must address not only the non-market rate housing, but all housing needs for all income levels.

Section 66584 establishes criteria that must be taken into consideration when determining the local jurisdictions' share of the regional housing need. "The distribution of regional housing needs, shall, based upon available data, take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and the housing needs of farmworkers." The legislation also provides that "the distribution shall seek to avoid further impaction of localities with relatively high proportions of lower income households."

Not only are local housing needs to be discussed, but "based upon data provided by the Department of Housing and Community Development relative to the statewide need for housing, each Council of Governments shall determine the existing and projected housing need for its region."

This report discusses the regional housing needs in accordance with Section 66584. This plan and analysis are based on the best information that was available or be developed during the period of the study.

State Population and Housing Projections

In accordance with Assembly Bill 2853, the State Department of Housing and Community Development has prepared population and housing projections for both the state and the Kern County region. The state has used the 1980 U.S. Census housing counts and developed an estimated number of households that are needed to adequately serve the 1985 population. The state has further developed projections for population and households for the years 1985 through 1990. These estimates are reflected in Table 1.

As shown in Table 2, the state also identified the percentage which must be applied to the overall population totals, to determine the number of households that are required to meet the needs of the different income groups. Table 2 reflects both the income breakdowns for the State of California and the Kern region.

TABLE 1

<u>STATE OF CALIFORNIA</u>			<u>KERN REGION</u>		
Year	Population	Households	Year	Population	Households
1985	25,998,000 ²	9,554,411	1985	457,400 ¹	162,200
1986	26,396,400	9,704,588	1986	466,800	165,500
1987	26,794,800	9,851,029	1987	476,200	168,900
1988	27,193,200	9,997,426	1988	485,500	172,200
1989	27,591,600	10,193,970	1989	494,900	175,600
1990	27,990,000	10,290,441	1990	504,300	178,900
			1991		184,902

¹Kern region projections prepared by the Department of Housing and Community Development using Department of Finance E-150 (revised) population projections published April, 1981.

²All projections based on July 1st date for the year indicated as prepared by the California State Department of Finance.

TABLE 2
ESTIMATED PROPORTIONS OF HOUSEHOLDS
IN VARIOUS INCOME GROUPS-1980

<u>Income Groups</u>	<u>STATE OF CALIFORNIA</u>	<u>KERN REGION</u>
Very low ¹	25%	25%
Other lower ²	16%	18%
Moderate ³	23%	22%
Above moderate ⁴	<u>36%</u>	<u>35%</u>
Total	100%	100%

Estimates are based on 1980 definitions of the above income groups as contained in state law and implemented by HUD and HCD. The definitions involve relationships to median incomes and family size adjustment factors. These relationships and factors were applied to 1980 census income data.

Definitions of Income Groups

1. Very low income-The income limit for a four person household is income not exceeding 50% of the actual median family income of the metropolitan area or non-metropolitan county. Income limits for other household sizes are calculated using household size adjustment factors: (1 person limit = .7 times 4 person limit, etc.).
2. Other lower income-Income above the "very low income" limits but not exceeding the following: In metropolitan areas, the income limit for a four person household is income not exceeding the higher of 80 percent median family income of the metropolitan area; In non-metropolitan areas, the income limit for a four person household is income not exceeding the higher of 80 percent median family income of the county. Income limits for other household sizes are calculated using household size adjustment factors: (1 person limit = .7 times 4 person income limit, etc.).
3. Moderate income-Income above the "other lower income" limits but not exceeding the following: The income limit for a four person household is income not exceeding 120% of the median income used to compute the "other lower income" limits. Income limits for other household sizes are calculated using the same household size adjustment factors as were used for "other lower income" households.
4. Above moderate income-Income above the "moderate income" limits.

NOTE: The estimated median income for the Kern region is \$16,358.00.

REGIONAL HOUSING AREAS

Assembly Bill 2853 requires that Council of Governments for the area determine the existing and projected housing needs for its region. The legislation further states that consideration be made for market demand of housing. The California Department of Housing and Community Development staff recommended that the criteria spelled out in the legislation be used to determine housing market areas.

Therefore, based upon the criteria in the legislation, the County of Kern has been divided into five housing area. These housing areas are:

Antelope Valley Housing Area

Indian Wells Valley Housing Area

Mountain Housing Area

San Joaquin Housing Area

Westside Housing Area

Using the 1980 U.S. Census and the California Department of Housing and Community Development regional estimates, the number of total housing or dwelling units needed to satisfy projected demand were determined for each housing area and projected to 1990. The second step in the process required that the number of households be determined by using the vacancy rates and family size. The total estimated number of households were determined and projected to 1990. Table 3 reflects these calculations.

Assembly Bill 2853 requires that the housing need of persons in all income levels be addressed. The California Department of Housing and Community Development, using the 1980 U.S. Census, developed "Estimated Proportions of Households in Various Income Groups." These percentages are to approximate the proportion of households in the four income groups.

By using these state percentage estimates and the needs identified in the respective housing elements of the various cities and the county, the number of households for the various income groups have been estimated for 1985 through 1990.

TABLE 3

REGIONAL HOUSING NEEDS BY HOUSING AREA	1985		1991	
	TOTAL DWELLING UNITS	TOTAL HOUSEHOLDS	PROJECTED DWELLING UNITS	PROJECTED HOUSEHOLDS
ANTELOPE VALLEY HOUSING AREA	8,060	7,789	8,655	8,591
Military Housing 2,411 ¹				
INDIAN WELLS VALLEY HOUSING AREA	10,838	10,307	11,651	11,368
Military Housing 1,706 ¹				
MOUNTAIN HOUSING AREA	20,365	13,577	21,893	14,975
SAN JOAQUIN VALLEY HOUSING AREA	125,358	121,107	134,759	139,565
WESTSIDE HOUSING AREA	10,797	9,432	11,607	10,403
REGIONAL TOTALS	175,418	162,212	188,575	184,902

SOURCE: 1980 U.S. Census, Department of Finance, Department of Housing and Community Development, Kern COG, Kern County Planning Department.

¹Military Housing is not included in housing area or regional totals.

TABLE 4

ESTIMATED PROPORTIONS OF
HOUSEHOLDS IN VARIOUS
INCOME GROUPS FOR THE
KERN REGION

	PERCENTAGE	1985	1991
INCOME GROUPS:			
Very Low ¹	25	40,553	44,729
Other Low ¹	18	29,198	32,204
Moderate ¹	22	35,687	39,361
Above Moderate ¹	35	56,774	62,620
<hr/>			
REGIONAL TOTALS	100%	162,212	184,902

SOURCE: California Department of Housing and Community
Development.

¹Definitions for the various income groups can be found on Page

TABLE 5

KERN REGION ESTIMATED HOUSEHOLDS DISTRIBUTED BY INCOME GROUPS	<u>1985</u>				TOTAL ESTIMATED HOUSEHOLDS
	VERY ¹ LOW	OTHER ² LOW	MODERATE ³	ABOVE ⁴ MODERATE	
ANTELOPE VALLEY HOUSING AREA	1,862	1,491	1,781	2,655	7,789
INDIAN WELLS VALLEY HOUSING AREA	1,332	1,598	2,702	4,675	10,307
MOUNTAIN HOUSING AREA	2,955	3,391	3,248	3,983	13,577
SAN JOAQUIN VALLEY HOUSING AREA	31,641	21,308	25,744	42,414	121,107
WESTSIDE HOUSING AREA	2,763	1,410	2,212	3,047	9,432
REGIONAL TOTALS	40,553	29,198	35,687	56,774	162,212

SOURCE: Department of Housing and Community Development,
Housing Element of the Cities of Arvin, California City,
Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft,
Tehachapi, Wasco, Metro Bakersfield, and Kern County.

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4 Page 3

TABLE 6

KERN REGION
ESTIMATED
HOUSEHOLDS
DISTRIBUTED
BY INCOME
GROUPS

	<u>1991</u>				TOTAL ESTIMATED HOUSEHOLDS
	VERY ¹ LOW	OTHER ² LOW	MODERATE ³	ABOVE ⁴ MODERATE	
ANTELOPE VALLEY HOUSING AREA	2,054	1,645	1,964	2,928	8,591
INDIAN WELLS VALLEY HOUSING AREA	1,470	1,762	2,980	5,156	11,368
MOUNTAIN HOUSING AREA	3,259	3,740	3,582	4,394	14,975
SAN JOAQUIN VALLEY HOUSING AREA	34,899	23,502	28,395	46,781	139,565
WESTSIDE HOUSING AREA	3,047	1,555	2,440	3,361	10,403
REGIONAL TOTALS	44,729	32,204	39,361	62,620	184,902

SOURCE: Department of Housing and Community Development,
Housing Element of the Cities of Arvin, California City,
Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft,
Tehachapi, Wasco, Metro Bakersfield, and Kern County.

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ANTELOPE VALLEY HOUSING AREA

The Antelope Valley Housing Area covers the southeastern corner of Kern County and includes the city of California City, the unincorporated communities of Mojave, Rosamond, Boron/Desert Lake, North Edwards, Randsburg and Johannesburg. The planning area is bound on the west by the Tehachapi and Sierra Nevada Mountains, on the north by the Indian Wells Valley Planning Area, on the east and south by the county boundaries. The area is primarily desert with very little development outside of the previously mentioned population centers.

Employment Opportunities

The area has several medium sized employers that are widely spaced throughout the area. The major employers are: Edwards Air Force Base, California Portland Cement Plant, U.S. Borax Company, Southern Pacific Railroad, the aerospace industry in Lancaster (Los Angeles County), the U.S. Regional Mail Center, the Mojave School District, the city of California City and Butte Farming Company. There are also several small mining operations. The Mojave Airport is developing as a private flight test center in support of the aerospace industry.

The major employers, such as Edwards AFB, U.S. Borax and the California Portland Cement Plant, are geographically very widely spaced. The many small communities have developed near these employment centers. The community of Mojave is located somewhat in the center of the area and has tended to attract several miscellaneous industries. Mojave is served by the Southern Pacific Railroad, Mojave Airport and two major highways: State Routes 58 and 14.

A large percentage of the employed population within this region pursue occupations as craftsmen, laborers, machine operators, and helpers. The second major occupation category is professional and technical workers which reflects the presence of Edwards AFB in the area.

The most startling statistics show that the largest occupation category is for retired persons. Retired persons make up approximately twenty percent of those persons that listed an occupation.

Availability of Suitable Sites and Public Facilities

The Antelope Valley Housing Area has an estimated 103,637 potential dwelling unit sites. Of these sites, more than one-half are located within the City of California City.

The City of California City is one of the largest cities geographically in California and has an estimated 62,000 plus potential dwelling unit sites. Only a limited number of these

sites, however, have water and waste water facilities available. It is estimated that there are 1,447 potential dwelling unit sites that have both public water and waste water available. An estimated 19,478 potential dwelling units sites have public water.

There are approximately 43,000 potential dwelling unit sites in the remaining portion of the Antelope Valley Area. The community of Boron has an estimated 923 dwelling unit sites. The community has adequate waste water and water facilities for the existing community. Any significant amount of residential development would require additional water and sewer facilities.

The community of Mojave has the potential for 16,209 additional dwelling unit sites. In Mojave, as with most communities in the Antelope Valley, there are public waste water and water facilities for the existing community, but would require the installation of additional facilities if any significant amount of residential development were to occur.

In the community of North Edwards, the situation with the public water is the same as with the other communities in the area. However, North Edwards does not have a waste water system. Sewage disposal is by means of individual septic systems. It is estimated that there are 974 potential dwelling unit sites in North Edwards.

In Rosamond, it is estimated that the community has the potential of an additional 22,323 dwelling unit sites. Rosamond's wastewater and water are provided by a community services district. It is estimated that a majority of the potential sites would be provided service as development occurred.

In the extreme northeastern portion of the Antelope Valley Area, the communities of Randsburg and Johannesburg have public water, but no wastewater facilities. Small water systems also exist at Cantil and Willow Springs. The remainder of the area has no public water and wastewater facilities.

In the remaining county unincorporated area, there are an estimated 3,200 potential dwelling unit sites. While adequate land is available in the remaining unincorporated areas of the Antelope Valley, existing water and wastewater services are extremely limited. The small community of Desert Lake has public water and wastewater facilities to adequately serve the existing community.

Based on current zoning and existing parcels within the Antelope Valley Housing Area, there is a potential for 103,637 residential sites. Many of these residential sites, however, do not have adequate public facilities to provide service to these sites. It is estimated that only an approximate 21% or 22,000 dwelling units sites have public facilities sufficiently available to provide adequate service.

Commuting Patterns

The 1980 Census gathered commuting data from approximately eight percent of Kern County residents. Expanding on these sample numbers, the Urban Transportation Planning Package of the 1980 Census projects overall patterns for several basic commuting trips originating within the county. Kern COG discussions with local officials and major local employers have been used to supplement the census data in developing the following information:

Due to the diverse employment opportunities and rather widely spaced employment centers, large numbers of persons commute to work within the area. According to the census, over 300 persons commute from the mountain areas into Mojave and the neighboring Portland Cement Factory. Nearly 200 of them come from Tehachapi. Mojave draws more than 450 additional commuters from Rosamond and the surrounding Antelope Valley area.

A large number of persons commute into the Antelope Valley Housing Area from Lancaster in Los Angeles County to work at Edwards Air Force Base. A much smaller number commute to the base from the Tehachapi area. The census also shows more than 600 residents of the Antelope Valley Housing Area commuting to work in Los Angeles County. More than half of those people go to Lancaster. A small number of residents from Randsburg and Johannesburg commute to the Naval Weapons Center in the Indian Wells Valley Housing Area.

For more detailed census information on commuting patterns, see Appendix B.

Farmworker Housing

There is very little agriculture in this housing area, due to the desert environment. The agriculture that does exist is primarily alfalfa and is irrigated and harvested mechanically.

The Farm Home Administration does have several units in the 502 Home Loan Program in the communities of Boron, Mojave and Rosamond. Although this type of federal housing is not specifically restricted to farmworkers, the Kern County representative stated that large numbers of farmworkers do use this program to qualify for housing.

Type and Tenure of Housing

The housing inventory within the Antelope Valley Housing Area is dominated by single-family dwelling units. Single family dwelling units make up approximately two-thirds (67.8%) of the housing stock or 5,465 units. The second largest category of housing is

mobile homes. Approximately 20.8% of the housing stock or 1,676 units is made up of mobile homes. Multi-family residential units make of 11.4% of the total dwelling units or 919 units.

Approximately 66% of the housing stock within the Antelope Valley Housing Area is owner occupied, which represents 5,320 units. The remaining 2,740 (34%) housing units are renter occupied. This percentage breakdown closely reflects the regional owner/rental distribution.

Market Demand

The demand for housing within the Antelope Valley Housing Area between 1985-1990 is estimated at 605 units. Based on projected population and the estimated household size for 1990, an estimated increased demand of 796 household formations will occur during this five year period. Due to changing trends in household size and the lessening in the vacancy rate, it is assumed the above projections will materialize in the near future.

NOTE: The information contained in this section was obtained from the following sources: The Draft Housing Elements from the city of California City and Kern County, Potential Site Supplemental Reports from the Kern County Planning Department and the city of California City Finance Department, the 1980 U.S. Census of the Population, the California Department of Housing and Community Development Estimates, the Kern County Housing Authority and the Department of Agriculture and Farm Home Administration.

TABLE 7

ANTELOPE VALLEY HOUSING AREA ESTIMATED TOTAL HOUSEHOLDS	1985		1991	
	TOTAL* DWELLING UNITS	TOTAL HOUSEHOLDS	PROJECTED DWELLING UNITS	PROJECTED HOUSEHOLDS
CITY OF CALIFORNIA CITY	1,375	1,308	1,478	1,443
UNINCORPORATED COMMUNITIES				
BORON	845	791	908	872
MOJAVE	1,265	1,240	1,360	1,368
NORTH EDWARDS	491	473	528	522
ROSAMOND	1,314	1,295	1,413	1,428
OTHER UNINCORPORATED	2,770	2,682	2,978	2,958
EDWARDS AFB (2,377) ¹				
AREA TOTALS	8,060	7,789	8,665	8,591

*Total number of dwelling units needed to satisfy projected demand

SOURCE: 1980 U.S. Census, Department of Finance, Department of Housing and Community Development, Kern COG, Kern County Planning Department.

¹Military Housing is not included in Housing Area Totals.

TABLE 8

ANTELOPE VALLEY HOUSING AREA ESTIMATED HOUSEHOLDS DISTRIBUTED BY INCOME GROUPS					
1985					
	VERY1 LOW	OTHER2 LOW	MODERATE3	ABOVE4 MODERATE	TOTAL ESTIMATED HOUSEHOLDS
CITY OF CALIFORNIA CITY	174	284	360	490	1,308
UNINCORPORATED COMMUNITIES					
BORON	210	139	191	251	791
MOJAVE	316	244	302	378	1,240
NORTH EDWARDS	64	77	127	205	473
ROSAMOND	324	251	328	392	1,295
OTHER INCORPORATED	774	496	473	939	2,682
AREA TOTALS	1,862	1,491	1,781	2,655	7,789

NOTE: Military Housing is not included in this table.

SOURCE: Department of Housing and Community Development,
Housing Element of the Cities of California City, and
the County of Kern.

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TABLE 9

ANTELOPE VALLEY
HOUSING AREA
ESTIMATED HOUSEHOLDS
DISTRIBUTED
BY INCOME
GROUPS

	VERY ¹ LOW	OTHER ² LOW	<u>1991</u> MODERATE ³	ABOVE ⁴ MODERATE	TOTAL ESTIMATED HOUSEHOLDS
CITY OF CALIFORNIA CITY	193	314	396	540	1,443
UNINCORPORATED COMMUNITIES					
BORON	231	153	211	277	872
MOJAVE	349	269	333	417	1,368
NORTH EDWARDS	71	85	140	226	522
ROSAMOND	357	277	362	432	1,428
OTHER INCORPORATED	853	547	522	1,036	2,958
AREA TOTALS	2,054	1,645	1,964	2,928	8,591

NOTE: Military Housing is not included in this table.

SOURCE: Department of Housing and Community Development,
Housing Element of the Cities of California City, and
the County of Kern.

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⁴Page 3

APPENDIX B

KERN COUNTY POPULATION PROJECTIONS

1980 - 2010

(June 1, 1986 Update)

KERN COUNTY POPULATION PROJECTIONS

CALIFORNIA CITY
1980 - 2010
(June 1, 1986 Update)

<u>YEAR</u>	<u>POPULATION ESTIMATE</u>
1980	2,743
1985 (January)	3,090
1985 (June)	3,135
1986 (January)	3,177
1986 (June)	3,208
1987 (June)	3,281
1988 (June)	3,354
1990 (June)	3,500
1995 (June)	3,800
2000 (June)	4,200
2005 (June)	4,620
2010 (June)	5,082

Source: Kern County Planning Department, June 1986.

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